

**BUDGET WORK SESSION**  
**PROPOSED 2007/08 GENERAL FUND**  
**6:00 – 7:30**  
**DEXTER SENIOR CENTER**

**THE VILLAGE OF DEXTER**  
**VILLAGE COUNCIL MEETING**  
**TUESDAY May 29, 2007**

**\*\*\*\*\*7:30pm\*\*\*\*\***

**Dexter Senior Center, 7720 Dexter Ann Arbor Road**

**A. CALL TO ORDER AND PLEDGE OF *ALLEGIANCE***

**B. ROLL CALL:** President Seta                      J.Carson                      P. Cousins                      S. Keough  
   J. Semifero                      R. Tell                              D. Fisher

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting Minutes – May 14, 2007      **Page#1-6**

**D. PRE-ARRANGED PARTICIPATION:**

*Pre-arranged participation will be limited to those who notify the Village office before 5:00 p.m. Tuesday of the week preceding the meeting, stating name, intent and time requirements. (10-minute limit per participant)*

- 1) Paul Bishop- Discuss proposed 425 Agreement for Gordon Hall Property
- 2) OHM- Updates
  - Preliminary Sewer Metering Report                      **Page#7-8**
  - Dexter-Ann Arbor Road Improvement Project                      **Page#9-16**

**E. APPROVAL OF AGENDA:**

*"This meeting is open to all members of the public under Michigan Open Meetings Act."*

**[www.villageofdexter.org](http://www.villageofdexter.org)**

**F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

Industrial Facilities Tax Exemption request from QC Corporation

ACTION ITEM: Consideration of: RESOLUTION APPROVING THE REQUEST FROM QC CORPORATION FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR REAL AND PERSONAL PROPERTY INVESTMENTS LOCATED AT 2135 BISHOP CIRCLE EAST, UNIT 2, DEXTER MI

**Page#17-18**

**G. NON-ARRANGED PARTICIPATION:**

*Non-arranged participation will include those in the audience not listed on the agenda that wish to speak. At the Village President's discretion, members of the audience may be called on to speak at any time. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives*

**H. COMMUNICATIONS :**

None

**I. REPORTS:**

1. Community Development Manager

**Page#19-24**

2. Board and Commission Reports

3. Subcommittee Reports

4. Village Manager Report

**Page#25-29**

5. President's Report

- Update on Scio / Dexter meeting for Sloan / Kingsley Property

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**J. CONSENT AGENDA**

*Bills & Payroll will be a standing item under consent agenda. Discussion of the Budget and Financial matters will be covered under the Presidents Report as a standing item. Items under consent agenda are considered routine and will be acted upon in one motion. There will be no separate discussion of these items unless a Council Member so requests, and the item will be removed from Consent and added to the regular agenda at the end of New Business.*

1. Consideration of: Bills & Payroll in the amount of: **\$347,307.98**

**Page#31-38**

**K. OLD BUSINESS- Consideration and Discussion of:**

1. Consideration of: 425 Agreement??? Amendment of the Conditional Transfer Document or 425 Agreement between the Village and Scio for the High School property to include the Gordon Hall property as an alternative to signing a reimbursement agreement with Scio.  
**Postponed from the May 14<sup>th</sup> meeting, schedule a Joint meeting with Scio Township NO ACTION**

**Page#39**

2. Consideration of: RESOLUTION TO IMPOSE PROPERTY TAX LATE PENALTY CHARGES  
**Postponed from the May 14<sup>th</sup> meeting, wait for Attorney feedback NO ACTION**

3. Discussion of: Main Street Bridge Project – Phase 2 Funding Update

**L. NEW BUSINESS- Consideration and Discussion of:**

1. Consideration of: RESOLUTION FOR THE PURPOSE OF ESTABLISHING WATER, SEWER AND REFUSE RATES EFFECTIVE JULY 1, 2007 FOR THE VILLAGE OF DEXTER, MICHIGAN

**Set for Public Hearing June 11, 2007**

**Page#41-44**

2. Consideration of: Recommendation to adopt 2007/08 Village of Dexter Millage Rates

**Set for Public Hearing June 11, 2007**

**Page#45-49**

*"This meeting is open to all members of the public under Michigan Open Meetings Act."*

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3. Consideration of: RESOLUTION REQUESTING THE CREATION OF A BROWNFIELD REDEVELOPMENT PLAN FOR 2810 BAKER ROAD

**Page#51-69**

4. Consideration of: Request from Ron Thomas of MAVDevelopment Company for a 12-month extension to the approved Boulder Park of Dexter Phase II Site Plan.

**Page#71**

5. Consideration of: Request from UMRC – Cedars of Dexter for authorization to begin site clearing and grading in accordance with the approved site plans for the Cedars of Dexter Project.

**Page#73**

6. Consideration of: Recommendation to adopt proposed 2006/07 Budget Amendment

**Page#75**

**M. COUNCIL COMMENTS**

**N. NON-ARRANGED PARTICIPATION**

*Same as item F. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.*

**O. ADJOURNMENT:**

*"This meeting is open to all members of the public under Michigan Open Meetings Act."*

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DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, MAY 14, 2007

Minutes- May 14, 2007

AGENDA Page 1 of 1  
5-29-07  
ITEM C-1

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 by President Seta in the Dexter Senior Center located at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

**B. ROLL CALL:**

S. Keough J. Carson  
D. Fisher P. Cousins  
J. Seta R. Tell  
J. Semifero

**C. APPROVAL OF THE MINUTES**

Minutes of the Regular council meeting of April 23, 2007.

Motion Cousins; support Keough to approve the minutes as presented.

Ayes: Cousins, Fisher, Keough, Semifero, Tell, Carson, Seta.

Nays: none

Motion carries

Work Session Minutes- April 23, 2007.

Motion Semifero; support Carson to approve the Work Session Minutes- April 23, 2007.

Ayes: Keough, Semifero, Tell, Carson, Fisher, Cousins, Seta.

Nays: none

Motion carries

Budget Planning Work Session Minutes- April 30, 2007.

Motion Carson, support Fisher to approve the Budget Planning Session minutes- April 23, 2007.

Ayes: Semifero, Tell, Fisher, Carson, Cousins, Keough, Seta.

Nays: none

Motion carries

**D. PREARRANGED PARTICIPATION**

Jim Valenta of MCI to provide an update on CMAQ Funding and the Village's Downtown Traffic Signal retiming project

## **E. APPROVAL OF THE AGENDA**

Motion Fisher, support Semifero to approve the agenda as amended to add Item J. 5 to allow Pride and Honor flight to set up a table in the gazebo to sell merchandise to benefit the Vets to WASHINGTON PROGRAM- 5-28-2007.

Ayes: Tell, Carson, Cousins, Keough, Fisher, Semifero, Seta.

Nays: none

Motion carries

## **F. PUBLIC HEARINGS**

None

## **G. NON-ARRANGED PARTICIPATION:**

Paul Bishop of 5510 Vaughn Rd.

Offers his help regarding Item L. 7, conditional transfer document or 425 between the Village and Scio for the High School property to include the Gordon Hall property as an alternative to signing a reimbursement agreement with Scio.

Dick Ulrich re: the Pride and Honor flight.

## **H. COMMUNICATIONS:**

None

## **I. REPORTS**

1. Washtenaw County Sheriff Department- Lieutenant Filipiak  
March Report & introduce Sergeant Gieske
2. Treasurer/Finance Director  
Third quarter revenue vs. expense report  
cash balances report as of March 31, 2007

3. Community development manager
4. Board and Commission report
5. Subcommittee reports
6. Village Manager Report
  - Mrs. Dettling submits her report as per packet
7. President's Report
  - Update Scio/Village 425 Update for Sloan-Kingsley Property
    1. Seta and Carson met with Scio 5-07-07- Scio agreeable
    2. next meeting with Scio 5-22-07, includes Peters Building
  - Village Manager's review- Staff and Council
  - DDA meeting- budget will be adopted in June, 150 k Baker Rd. improvement, Colorbok project

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$251,320.42
2. Consideration of: Request from Dexter Area Chamber of Commerce to hold the annual Ice Cream social at Monument Park on June 2, 2007 and close Central St. from Main to Fifth St. for the event.
3. Consideration of: Request from Dexter Area Chamber of Commerce to hold the annual Dexter Daze Festival on August 10 and 11, 2007 and provide assistance as indicated in their letter.
4. Consideration of: Request from Boy Scout Troop 477 to put up signs ( per their letter dated 4-29-07) advertising their annual rummage sale.
5. Consideration of: Request from Pride and Honor Flight to set up a table in the gazebo to sell merchandise to support vets to Washington- 5-28-07.

Motion Fisher, support Carson to approve the consent agenda as presented.

Ayes: Tell, Carson, Cousins, Fisher, Semifero, Keough.

Nays: None

Motion carries

**K. OLD BUSINESS**

None

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. CONSIDERATION OF: PROPOSAL from URS for the sediment Management portion of the Dam Removal Project

Motion Fisher, support Keough to approve the proposal from URS for the sediment management portion of the Dam Removal Project.

Ayes: Cousins, Fisher, Keough, Semifero, Tell, Carson, Seta.

Nays: none

Motion carries

2. Discussion of: Main St. Bridge Project- Phase 2 funding

Seta, Cousins, and Keough to meet with WCRC.

3. Consideration of: Recommendation from Planning Commission to approve Terry B's outdoor seating- special land use request

Motion Cousins, support Keough the recommendation from PC to approve Terry B's outdoor seating – special land use request excluding wording 'staff to work with applicant to relocate employee parking off of 5<sup>th</sup> st.'

Ayes: Semifero, Fisher, Carson, Cousins, Keough, Seta.

Nays: Tell

Motion carries

4. Consideration of: RESOLUTION TO IMPOSE PROPERTY TAX LATE PENALTY CHARGES.

Motion Cousins, support Fisher to postpone this consideration pending more information.

Ayes: Tell, Carson, Cousins, Keough, Fisher, Semifero, seta.

Nays: none

Motion carries

5. Consideration of: Recommendation to adopt 2006/07 Budget amendments.

Motion Fisher, support Semifero to adopt 2006/07 Budget amendments correcting " net change in budget restricted funds to \$4000.

Ayes: Carson, Cousins, Fisher, Keough, Semifero, Tell, Seta.

Nays: none

Motion carries

6. Consideration of: RESOLUTION DECLARING INTENT TO PURSUE CITY STATUS AND INCORPORATE AS THE CITY OF DEXTER

Motion Carson, support Semifero to approve the resolution declaring intent to pursue city Status.

Ayes: Cousins, Fisher, Keough, Semifero, Tell, Carson, Seta.

Nays: none

Motion carries

7. Consideration of: Amendment of the Conditional Transfer Document or 425 Agreement between the Village and Scio for the High School property to Include the Gordon Hall property as an alternative to signing a reimbursement Agreement with Scio.

Motion Cousins, support Semifero to postpone this consideration until after the meeting With Scio.

Ayes: Semifero, Tell, Fisher, Carson, Cousins, Keough, Seta.

Nays: none

Motion carries

8. Consideration of: Acceptance of assistant Village Manager, John Hanifan resignation and advertising the position.

Motion Fisher, support Cousins to accept said resignation and advertising of the position.

Ayes; Tell, Carson, Cousins, Keough, Fisher, Semifero, Seta.

Nays: none

Motion carries

**M. COUNCIL COMMENTS**

Cousins	supports Liz Elling of Ann Arbor swim of Huron River
Carson	no
Keough	3 party dam agreement, where does it stand- any other properties?
Fisher	no
Boyle	no
Semifero	no
Tell	no

**N. NON-ARRANGED PARTICIPATION**

Paul Bishop of 5510 Vaughn  
30 acres will be agricultural, no services needed  
Thanks for consideration

**O. ADJOURNMENT**

Motion Fisher; support Carson to adjourn at 9:45  
Unanimous voice vote

Respectfully submitted,

David F. Boyle  
Clerk, Village of Dexter

Approved for Filing: \_\_\_\_\_

AGENDA 5.29.07

ITEM D-2

# Memorandum

**OHM**

Engineering Advisors

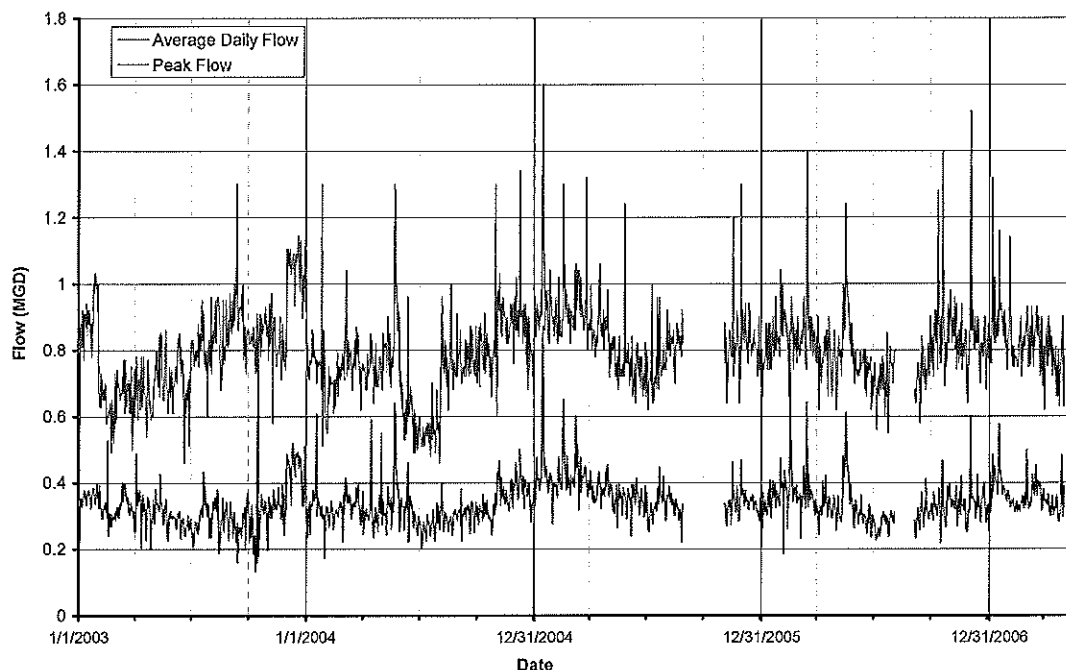
**Date:** May 24, 2007  
**To:** Donna Dettling, Village Manager  
**CC:** Ed Lobdell, DPS Superintendent  
**From:** Rhett Gronevelt, PE  
Christine A. Cale, PE  
**Re:** Flow Monitoring Update

As you are aware, the Village has been continuing analysis on the wastewater system to confirm the recommended solution to the system's problems, as were identified in the SRF Project Plan Analysis in July 2006. Part of the continuing analysis involves monitoring the sewage flows entering the wastewater treatment plant (WWTP), to confirm some assumptions made during the SRF analysis and to verify that the proposed solutions meet the current needs of the Village.

Currently, continuous flow data is being collected at the most downstream point, the WWTP. This meter was recently calibrated and found to be functioning satisfactorily. In addition, temporary flow data is being collected at seven different locations in the Village. Since the Public Hearing and submission of the Project Plan is approaching, you requested that we provide you with some preliminary opinions from the latest flow data.

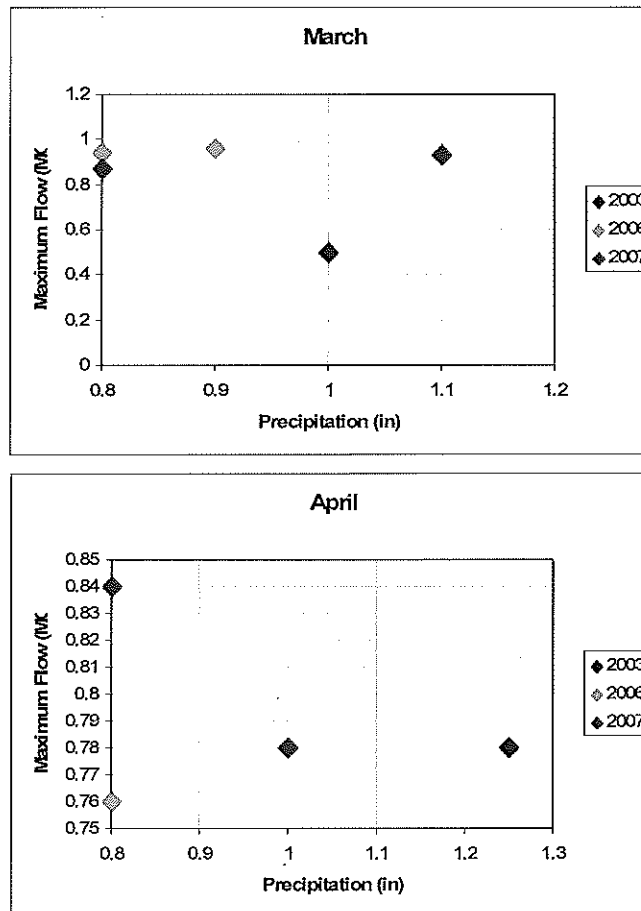
The following graph shows the average day and peak flows entering the WWTP over the last 4½ years. One goal of the manhole rehabilitation work was to reduce the amount of inflow and infiltration (I/I) entering the system. The recent manhole rehabilitation efforts, completed around January 1, 2007, do not appear to have had a significant effect on the peak flows at the WWTP. While there have been some observations that the system's response to recent rain events is not as significant as seen in previous years, we believe this is more significantly impacted by climatological and seasonal factors. The current data shown below in Figure 1 does not show a significant reduction in peaks, as there are still peaks evident in the Peak Flows after the rehabilitation work was completed.

**Figure 1: Daily Variation of Average and Peak Flows**



For comparison purposes, the following figures show significant rainfall events within the months of March and April in recent years. If the manhole rehabilitation would have caused significant I/I reduction to reduce peak flows, a reduction in the peak flows should be evident in the plotted charts below. However, the charts show that no significant changes have occurred in the wastewater system's response to comparable rain events.

**Figure 2: System Response to Precipitation**



Approximately two months of temporary flow data has been collected. The goal of this monitoring was to spot any other potential sources of significant I/I, and identify any specific areas where the Village could focus their efforts for future I/I removal. If any new locations of significant I/I were identified, these may be causes for the peak flows seen previously, and may present different opportunities for removal. To date, there have not been any irregular flow patterns that would suggest other sources of major I/I.

Therefore, based on the current data, it continues to appear that to address the peak flows occurring at the WWTP, an equalization basin remains the best solution, as is currently proposed in the Project Plan. This current solution is scheduled to be discussed at a public hearing on June 11.

If you have any comments or questions, feel free to contact us. We are available to give a brief report on the above information to the Village Council, if desired.

# VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

Phone (734)426-8303

Fax (734)426-5614

## MEMO

**To:** President Seta and Council  
**From:** Donna Dettling, Village Manager  
**Date:** May 29, 2007  
**Re:** Update Dexter-Ann Arbor Road Improvements

**AGENDA** 5.29.07

**ITEM** D-2

Attached is the follow-up from a prior meeting when Council motioned to spend up to \$3,000 to update the cost estimate for the Dexter-Ann Arbor Road Improvements. Rhett Gronevelt will be at the meeting to review this project as well as guidelines and requirements for STPU Federal Funding. Rhett will also go over a grant opportunity with the Job's Today Program that could potentially get another \$84,750 in grants dollars for the program.

Cost estimates and timelines are included with the letter. However a breakdown is shown below for potential project costs and funding sources.

Total Project Cost, includes \$957,500

- Water Main and Traffic Signal Upgrade
- Design and Construction Engineering
- 10% Contingency

Less Federal Aid Funding	\$339,000
Less Job's Today Funding	\$ 87,750
Less Contributions	<u>\$ 96,000</u>

**Total Village Cost for Project** **\$434,750**

May 29, 2007

**Village of Dexter**  
8140 N. Main Street  
Dexter, Michigan 48130



Attention: Ms. Donna Dettling  
Village Manager

Regarding: **Dexter/Ann Arbor Road Improvements**  
**Meadowview Drive to Dan Hoey**  
**Preliminary Engineering Results**

Dear Ms. Dettling:

Per our May 2, 2007 proposal, we have completed some preliminary engineering services for the above mentioned project. In past years, several private development projects in the area had identified individual traffic impacts requiring mitigation. Rather than see a piecemealed improvement approach, the Village collected some contributions from developers and waited for sufficient funding to be available to complete one comprehensive improvement. The project is on the approved Transportation Improvement Plan (TIP) for 2009, as a \$460,000 project, with \$339,000 of Federal-Aid funding (see attached page from WATS 2008 – 2011 TIP). As the proposed construction year approached, the Village wished to finalize the scope, cost, and schedule of the proposed improvements. In addition to the original proposed road widening and non-motorized facility, other potential improvements are being considered. Since the project has Federal Funding, certain design criteria and procedures must be followed.

Between Meadowview Drive and Dan Hoey Roads, Dexter Ann Arbor Road is primarily a two-lane road with some non-standard tapers and turns lanes. The existing pavement is in fair to good condition, with some isolated failures, primarily near the road edges. The pavement cores and soil borings show an existing three to four inches bituminous pavement, with underlying 12 – 18" base material ranging from crushed bituminous pavement to 21AA aggregate base. Existing drainage is primarily open-ditch drainage and has some isolated problems.

The proposed geometric improvements to the road will widen the existing pavement to accommodate a center left-turn lane continuously from Dan Hoey to Meadowview. In addition, a right turn lane will be added at Meadowview. Ideally, the left-turn lane would be centered on the center of a 120-foot right-of-way (ROW). Given the limited ROW on the south side of the roadway, and the existing DTE utility poles, consideration has been given to accommodating most of the road widening on the north side. A preliminary plan showing the proposed geometrics is attached. ROW, utility, and drainage impacts could have some impact to this layout, but it generally shows that the proposed section can be accommodated in the existing ROW.

With the proposed roadway widening and other features to place in the limited ROW, we would propose that the drainage system is improved to remove the open-ditch drainage and required shoulders. This would be accomplished with concrete curb and gutter, and storm sewer. Although this

adds to the construction costs, accommodating the required shoulder improvements would also be costly, and have additional ROW impacts.

Based on the geotechnical information obtained, we have developed pavement cross sections for the widening areas, and the existing paved areas. In general, the existing pavement will be repaired in some areas, and then overlaid with 3.75 inches of bituminous pavement. The widening areas will be constructed with six inches of bituminous pavement over nine inches of aggregate base course. These cross-sections should provide a 15 - 20 year pavement design life.

The existing traffic signal at Meadowview Drive will need to be upgraded to accommodate the new roadway geometry. The most cost effective upgrade would be to utilize the existing span wire and simply install the left-turn signage, and potentially some pedestrian signalization. However, we understood the Village wanted to consider an upgrade to a mast-arm type of signal, similar to what is at Baker Road. This upgrade would likely add an additional \$80,000 above the basic signal upgrades. Some automated actuation could also be evaluated, but would add additional costs, and we do not believe would be necessary. This would be further evaluated during the design.

Other considerations for the project include the extension of the on-road Bike Lane that exists east of this area. We have assumed that the Village would extend those bike lanes through this section of roadway. We have also included the placement of the sidewalk to connect the gap on the south side. To install the sidewalk at the ideal location along the existing alignment, easements from the properties on the south side will be required. It is possible that it might be accommodated between the utility poles and the proposed curb if easements were not obtained. In addition the Village has a 12-inch water main on the north side of the road. Relocating this water main outside of the influence of the roadway is estimated to cost approximately \$60,000. If it was left under the new roadway, the hydrants would only be relocated for a minimal cost. It would be our recommendation that the water main is relocated, if funding is available.

The attached preliminary opinion of probable costs summarizes the various project costs that are expected. Some of the options outlined above have been itemized separately for consideration.

The current Federal Funding for the project would allow the project to be built during the 2009 construction season. Likely it would be scheduled to occur while school is out of session to minimize impacts. To prepare for that schedule, design should begin at least one year in advance. However, we have also assisted the Village with an application to the Michigan Job's Today Program. This program introduced in 2006, provides matching money from the Michigan Transportation Fund to assist local Counties, Cities, and Villages with the Local Match portion of the Federal-Aid projects. The requirement is, however, that to qualify the project schedule must be accelerated. In this case, the project would need to be constructed in 2008. If approved, this application would provide 25% of the \$339,000 of Federal Aid for the project, or \$84,750. The Village would have to be prepared to cover the costs for the project construction in 2008, with re-imbursement coming through the Federal-Aid program in FY 2009 (starting in October of 2008).

We have attached a schedule outlining the critical steps to follow through the Federal-Aid process, in order to be prepared for a 2008 construction schedule. If the Village did not wish to proceed with the 2008 construction, the same tasks would need to be followed to proceed in 2009.

We are available to make a short presentation of this information to the Village Council. While we have identified the anticipated costs, utility impacts and ROW impacts, there are some options that could be considered through the design process. If the project was to proceed for the 2009 construction season, we would still recommend that the Village proceed fairly soon with the engineering design, as this will help ensure that all issues can be resolved in an efficient and timely manner to not delay the project. OHM assists many local communities through the Federal Aid and Local Agency process, and we would look forward to assisting the Village with this project.

Very truly yours,

ORCHARD, HILTZ & McCLIMENT, INC.

A handwritten signature in black ink, reading "Rhett Gronevelt". The signature is written in a cursive style with a horizontal line extending from the end of the name.

---

Rhett Gronevelt, P.E.

Client Representative



Engineering Advisors

## Dexter/Ann Arbor Road Improvements

Meadowview Drive to Dan Hoey

Village of Dexter

Preliminary Opinion of Probable Cost

OHM JOB NO. 0130-07-0031

May 24, 2007

### Assumptions made for this opinion are as follows:

- 1 Proposed 3-lane cross-section: one through lane in each direction with a center left turn lane. Add 1 right turn lane at Meadowview.
- 2 Road to be widened on the north side to avoid ROW acquisition and existing utility poles.
- 3 Existing water main will be re-located outside the pavement from Eaton Court to Meadowview.
- 4 Concrete curb and gutter along SW side as oppose to 8' wide shoulders conflicting with existing utility poles and limited ROW.
- 5 Sidewalk to be connected on the SW side
- 6 Sidewalks at Meadowview will be upgraded to ADA standards.
- 7 Bike lanes maintained through the project limits.

Item	Unit Description	Est. Quantity	Unit	Unit Price	Amount
1	Silt Fence	3,300	Lft	\$2.00	\$6,600.00
2	Adjust Drainage/Utility Structure	4	Each	\$500.00	\$2,000.00
3	15" CMP for Culvert Extension	100	Lft	\$25.00	\$2,500.00
4	12" C76-CL IV Storm Sewer, Trench A	1,560	Lft	\$30.00	\$46,800.00
5	Catch Basin	11	Each	\$2,000.00	\$22,000.00
6	Mill Existing Pavement	620	Syd	\$3.00	\$1,860.00
7	Remove Existing Pavement	750	Syd	\$7.00	\$5,250.00
8	Concrete Curb and Gutter, Type F4	3,300	Lft	\$20.00	\$66,000.00
9	Concrete Curb and Gutter, M-Detail	300	Lft	\$20.00	\$6,000.00
10	Station Grading	16.5	Sta	\$1,000.00	\$16,500.00
11	Subgrade Undercutting, Type II (Modified)	850	Cyd	\$50.00	\$42,500.00
12	Base Repair, Handpatching	850	Syd	\$40.00	\$34,000.00
13	Aggregate Base Course, 21AA, 9"	700	Ton	\$20.00	\$14,000.00
14	Concrete Curb and Gutter, Type F4	1,000	Lft	\$27.00	\$27,000.00
15	HMA, MDOT 4C	700	Ton	\$60.00	\$42,000.00
16	HMA, MDOT 3C	1,220	Ton	\$60.00	\$73,200.00
17	6" Edge Drain	3,300	Lft	\$12.00	\$39,600.00
18	Overlay Cold Plastic Pavement Marking, 6" White	2,200	Lft	\$3.00	\$6,600.00
19	Overlay Cold Plastic Pavement Marking, 4" Yellow	7,700	Lft	\$3.00	\$23,100.00
20	Relocate Hydrant	2	Each	\$2,000.00	\$4,000.00
21	Concrete Sidewalk, 4"	4,750	Sft	\$10.00	\$47,500.00
22	Concrete Sidewalk Ramp	350	Sft	\$10.00	\$3,500.00
23	3" Topsoil Class A Seed, Mulch	1,840	Syd	\$4.00	\$7,360.00
24	Traffic Signal Modification	1	Lsum	\$10,000.00	\$10,000.00
25	Traffic Maintenance and Control	1	Lsum	\$10,000.00	\$10,000.00

Sub Total

\$559,870.00

24	12" Class 54 Ductile Iron Water Main, Trench B	750	Lft	\$70.00	\$52,500.00
25	6" Class 54 Ductile Iron Water Main, Trench B	60	Lft	\$50.00	\$3,000.00
26	Additional Traffic Signal Upgrade, Mast Arm	1	Lsum	\$80,000.00	\$80,000.00

Sub Total

\$135,500.00

Estimated Construction Cost

\$695,370.00

10% Construction Contingency

\$70,000.00

**Estimated Total Construction Cost**

**\$766,000.00**

Estimated Design and Construction Eng. Cost (25% of Est. Total Const. Cost)

\$191,500.00

**Total Cost**

**\$957,500.00**

**FY 2008-2011 Transportation Improvement Program for Washtenaw County**

Fiscal Year	County	Jurisdiction	Project Name	Limits	Length	Primary Work Type	Project Description	Phase	Advance Construct	Federal Cost (\$1000s)	Federal Fund Source	State Cost (\$1000s)	State Fund Source	Local Cost (\$1000s)	Local Fund Source	Total Cost (\$1000s)
2009	Wash	AAC	Annual Local Street	Citywide	NA	Resurface	Resurfacing of local streets	CON						2,720	Street Millage	2,720
2009	Wash	AAC	Annual Major Street	Citywide	NA	Resurface	Resurfacing of major streets	CON						4,550	Street Millage	4,550
2009	Wash	AAC	Resurfacing Program	Citywide	NA	Resurfacing	Resurfacing of major streets	CON						1,800	DDA	1,800
2009	Wash	AAC	DDA Alley Repairs	DDA District	NA	Resurfacing	Resurfacing of alleys in the DDA district	CON						1,700	various	1,700
2009	Wash	AAC	Fuller/Frost Medical Center/Phalen Lane Intersection	Fuller/Frost Medical Center/Phalen Lane Intersection	NA	Lane configuration	Reconfiguration of lanes at the intersection	CON								
2009	Wash	AAC	Fuller/Frost Medical Center/Phalen Lane Intersection	Fuller/Frost Medical Center/Phalen Lane Intersection	NA	Lane configuration	Reconfiguration of lanes at the intersection	CON								
2009	Wash	AAC	Interconnect (San to US-23)	San to US-23	3-40	Traffic Signals	Install fiber optic lines to interconnect signals	CON		711	CH4Q					711
2009	Wash	AAC	Huron Parkway/Huron Road Road/Nixon Road, Plymouth to Huron Hwy.	Huron Parkway, Plymouth to Nixon Road, Nixon Road, Plymouth to Huron Hwy.	0-45	Lane configuration	Reconfiguration of lanes at the intersection	CON		542	STPU			578	Street Millage	1,120
2009	Wash	AAC	Huron Street	Chapin to Thayer	0-25	Roadside Facilities	Lighted & construct x-walks; reduce signage & medians; planter boxes & pedestrian level crossings; benches; banners & light columns.	CON						500	DDA	500
2009	Wash	AAC	West Stadium	Pedline to South Main	1-20	Reconstruct	Reconstruction of roadway	CON	2009/2010	1,957	STPU			2,350	Street Millage	4,287
2009	Wash	AAT/A	communications equipment	AAT/A service area	NA	Transect	Replace and upgrade radio system	CON		400	SB07			590	CIF	990
2009	Wash	AAT/A	communications equipment	AAT/A service area	NA	Transect	Replace and upgrade radio system	CON		120	SB07			30	CIF	150
2009	Wash	AAT/A	communications equipment	AAT/A service area	NA	Transect	Purchase computer hardware and software	CON		120	SB07			30	CIF	150
2009	Wash	AAT/A	communications equipment	AAT/A service area	NA	Transect	Purchase computer hardware and software	CON		1,680	SB07			420	CIF	2,160
2009	Wash	AAT/A	communications equipment	AAT/A service area	NA	Transect	Purchase computer hardware and software	CON		64	SB07			16	CIF	80
2009	Wash	AAT/A	communications equipment	AAT/A service area	NA	Transect	Purchase computer hardware and software	CON		360	SB07			40	CIF	200
2009	Wash	AAT/A	communications equipment	AAT/A service area	NA	Transect	Purchase computer hardware and software	CON		300	SB07			75	CIF	375
2009	Wash	AAT/A	communications equipment	AAT/A service area	NA	Transect	Purchase computer hardware and software	CON		200	SB311			480	CIF	1,280
2009	Wash	AAT/A	communications equipment	AAT/A service area	NA	Transect	Purchase computer hardware and software	CON						175	CH, DDA, AAT/A	175
2009	Wash	Doctor	Doctor Ann Arbor Road	Don How to Roadview	0-25	Turn Lane	Install left turn lane and non-motorized paths	CON		40	SBTR		8	CIF		48
2009	Wash	MOOT	M-52	Duich to S-94	9-18	Resurface	Milling & 1/4" resurfacing, joint and crack repair	CON		7,322	ST		1,624	121	MIF	8,945
2009	Wash	MOOT	US-23	Northfield Church Rect. area	0-55	Reconstruct	Reconstruct Rect. Area building, and associated site work necessary to provide a new building, sidewalks and possible repairs to the parking area.	CON		2,453	IN		273			2,726
2009	Wash	MOOT	US-12	Bridge over Sailing River to Maple	0-94	Reconstruct	Reconstruct roadway, replace curb & gutter, drainage upgrades, intersection radius improvements	PE		618	IN		137			756
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2009	Wash															

**Dexter Ann Arbor Road Improvements**  
**Dan Hoey to Meadowview**

ID	Task Name	Start	Finish	Qtr 2, 2007	Qtr 3, 2007	Qtr 4, 2007	Qtr 1, 2008	Qtr 2, 2008	Qtr 3, 2008
1	<b>Dexter Ann Arbor Rd Improvements</b>	<b>Mon 5/14/07</b>	<b>Fri 8/22/08</b>						
2	Preliminary Engineering	Mon 5/14/07	Fri 6/1/07						
3	Topo Survey and Engineering Design	Mon 6/4/07	Fri 8/24/07						
4	Type, Size & Location Plans (T,S,&L)	Mon 8/27/07	Mon 8/27/07						
5	MDOT Review	Tue 8/28/07	Mon 10/22/07						
6	Grade Inspection Meeting (GI)	Tue 10/23/07	Tue 10/23/07						
7	Final Plans & Specifications	Wed 10/24/07	Tue 1/29/08						
8	Advertising	Wed 1/30/08	Tue 3/4/08						
9	Bid Opening (Letting)	Wed 3/5/08	Wed 3/5/08						
10	Construction	Mon 6/2/08	Fri 8/22/08						

## Local Agency Programs (LAP) FY 2007 Project Planning Guide

TS&L Of Pre G.I.	PROGRAM MATERIAL	SUBMIT G.I. PACKAGE	APPROX G.I. DATE	ROW, Att. B, FINAL PLANS, PROP & EST	MYLARS TO LAP	ADVERTISE DATE 5 WEEK	LETTING DATE	COMMISSION MEETING (TENTATIVE) THURSDAY	AD BOARD MEETING (1ST & 3RD TUESDAY)
04/14/06 F	05/12/06 F	05/26/06 F	06/23/06 F	07/28/06 F	08/18/06 F	08/25/06 F	10/06/06 F	10/26/06	11/07/06
05/12/06 F	06/09/06 F	06/23/06 F	07/21/06 F	08/25/06 F	09/15/06 F	09/22/06 F	11/03/06 F	11/16/06	12/05/06
06/09/06 F	07/07/06 F	07/21/06 F	08/18/06 F	09/22/06 F	10/13/06 F	10/20/06 F	12/01/06 F	01/25/07	01/02/07
7/07/06 F	08/04/06 F	08/18/06 F	09/15/06 F	10/20/06 F	*11/15/06 W	*11/22/06 W	01/12/07 F	01/25/07	02/06/07
08/04/06 F	09/01/06 F	09/15/06 F	10/13/06 F	*11/20/06 M	12/15/06 F	12/22/06 F	02/02/07 F	02/22/07	03/06/07
09/01/06 F	09/29/06 F	10/13/06 F	11/15/06 W	*12/20/06 W	01/12/07 F	01/19/07 F	03/02/07 F	03/22/07	04/03/07
10/07/06 F	11/03/06 F	11/17/06 F	12/15/06 F	01/26/07 F	02/16/07 F	02/23/07 F	04/06/07 F	04/26/07	05/01/07
11/03/06 F	12/01/06 F	12/15/06 F	01/12/07 F	102/21/07 W	03/16/07 F	03/23/07 F	05/04/07 F	05/24/07	06/05/07
12/02/06 F	12/29/06 F	01/12/07 F	02/09/07 F	103/21/07 W	04/13/07 F	04/20/07 F	06/01/07 F	06/21/07	07/03/07
01/05/07 F	02/02/07 F	02/16/07 F	03/16/07 F	104/25/07 W	05/18/07 F	05/25/07 F	07/06/07 F	07/26/07	08/07/07
02/09/07 F	03/09/07 F	03/23/07 F	04/20/07 F	05/25/07 F	06/15/07 F	06/22/07 F	08/03/07 F	08/23/07	09/04/07
03/16/07 F	04/13/07 F	04/27/07 F	05/25/07 F	06/29/07 F	07/20/07 F	07/27/07 F	09/07/07 F	09/27/07	10/02/07
**04/06/07 F	**05/04/07 F	**05/18/07 F	**06/22/07 F	**07/20/07 F	**08/10/07 F	**08/17/07 F	**09/28/07 F	**10/25/07	**11/06/07
04/13/07 F	05/11/07 F	05/25/07 F	06/22/07 F	07/27/07 F	08/17/07 F	08/24/07 F	10/05/07 F	10/25/07	11/06/07
05/11/07 F	06/08/07 F	06/22/07 F	07/20/07 F	08/24/07 F	09/14/07 F	09/21/07 F	11/02/07 F	11/29/07	12/04/07
06/15/07 F	07/13/07 F	07/27/07 F	08/24/07 F	9/28/07 F	10/19/07 F	10/26/07 F	12/07/07 F	10/12/4/08	01/15/08

- 1) All bridge projects (bridge replacement and major rehabilitation regardless of funding) require a Type, Size and Location (TS&L) submittal. Plan07.gd.doc01/03/2007
- 2) Projects that may require an Environmental Assessment, Program Material must be submitted at least six months prior to advertisement date.
- 3) Discuss with appropriate staff engineer of Local Agency Programs.
- 4) Reconstruction (4R) projects on the National Highway System (NHS) and over \$5,000,000 in total cost - Plans, Proposal and Estimate must be received two weeks prior to these dates.
- 5) Mylars are to be sent after Final Plans so that any modifications identified during Final Plan Review can be incorporated. Mylars are due one week before project Advertisement Date.
- 6) \*: Date adjusted due to holiday. !: Earlier turn in date due to busiest lettings. \*\*: Local Jobs Today only. ^: Tentative Date

**RESOLUTION APPROVING THE REQUEST FROM  
QC CORPORATION FOR AN INDUSTRIAL  
FACILITIES EXEMPTION CERTIFICATE FOR REAL  
AND PERSONAL PROPERTY INVESTMENTS  
LOCATED AT 2135 BISHOP CIRCLE EAST, UNIT 2,  
DEXTER MI**

The following resolution was offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_.

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after duly noticed public hearing held on May 26, 1987, the Council by resolution established the Dexter Business and Research Park Industrial Development District; and

WHEREAS, *QC Corporation*, has filed an application for an Industrial Facilities Exemption Certificate with respect to real and personal property investment of \$243,694.00 for their 2,000 square foot facility and purchase of new machinery and equipment to be used in their facility located in the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on May 29, 2007, at the Dexter Senior Center, 7720 Dexter-Ann Arbor Street, Dexter Michigan at 7:30 p.m., at which the applicant, the Assessor and a representative of each of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, *completion of the proposed investment* is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property this exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

RESOLUTION # -2007

Page 2 of 2

2. The application of *QC Corporation, Inc.* for an Industrial Facilities Exemption Certificate with respect to personal property investment of \$243,694.00 for their 2,000 square foot facility and the purchase of new machinery and equipment to be used in their facility located at the following address situated within the Dexter Business and Research Park Industrial Development District, to wit

2135 Bishop Circle East, Unit 2, Dexter MI 48130

be approved as submitted.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in full force and effect for a period of 6 (*six*) years. The applicant shall remain within the Village of Dexter during the period of time for which the individual applications for abatement has been approved. **If the applicant relocates within this period of time, the applicant shall pay to the affected taxing units an amount equal to those taxes it would have paid had the abatement not been in effect.**

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED**

**THIS DAY OF , 2007**

\_\_\_\_\_  
David F. Boyle, Village Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 29th day of May 2007, with a duly noticed public hearing held on May 29, 2007.

\_\_\_\_\_  
David F. Boyle, Village Clerk



## VILLAGE OF DEXTER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

AGENDA 5-29-07  
ITEM I-1  
COMMUNITY DEVELOPMENT OFFICE

### Memorandum

To: Village Council  
Donna Dettling  
From: Allison Bishop  
Re: Report  
Date: May 29, 2007

#### Parks Commission

**Budget** - At the May 15, 2007 Parks Commission meeting the following motion was passed recommending funding in the 07/08 budget for a play court in Community Park.

-The Parks Commission moves to recommend that the Village Council budget approximately \$50,000 in the 2007-2008 budget for a game court in Community Park. A game court is included in the Planning Commission approved Capital Improvements Plan for 2007-2012 and was recommended to the Planning Commission by the Parks Commission.

**Dedication Ceremony** – Included in your packet was an invitation to the June 5<sup>th</sup> dedication ceremony for the Community Park gazebo. The Parks Commission hopes that you can attend.

**Smith Woods Workday** – June 2<sup>nd</sup> the Future Leaders of America (FLA) and I will be at Smith Woods removing invasive species, cleaning up trash and continuing to cut the trail throughout Smith Woods.

#### Zoning Board of Appeals

On May 21, 2007 the ZBA met for the first time since September 2006. The ZBA reviewed and approved two applications:

1. 7415 Wall Ct – The applicant requested a variance from the front yard setback regulations to permit the installation of a handicapped ramp.
2. 2505 Baker Road – The applicant requested a variance from the accessory structure regulations to permit the construction of a 2-car garage.

#### Projects

**Mill Creek Building** – The preliminary site plan for the Mill Creek Building will be before the Planning Commission on June 4<sup>th</sup>. The applicant has indicated that they will have a proposal for the Village Council regarding the public parking area and the Village's property (parcel 006) at the June 11<sup>th</sup> meeting.

**Colorbok and Cedars of Dexter** will likely be before Council on June 11<sup>th</sup>.

**Dexter Crossing** dedication is still moving towards dedication in June.

Please feel free to contact me prior to the meeting with questions.

Thank you,

# **VILLAGE OF DEXTER - ZONING BOARD OF APPEALS**

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734)426-8303 ext. 15 Fax (734)426-5614

## **NOTICE OF DECISION**

**TO:** Village Council  
Planning Commission

**CC:** Frances York, 7415 Wall Ct. Dexter, MI 48130  
Rebuilding Together Washtenaw  
Donna Dettling, Village Manager

**FROM:** Allison Bishop, Community Development Manager

**DATE:** Wednesday, May 23, 2007

**RE:** ZBA Decision (Case #2007-01)  
Tax ID's HD-08-06-409-012

In compliance with the Zoning Board of Appeals Rules of Procedure and Policy, Article III, notice of the following ZBA decisions is given to Village Council and Planning Commission:

### **Variance Request (ZBA Case #2007-01)**

On May 21, 2007, the ZBA reviewed a variance request, submitted by Rebuilding Together Washtenaw for 7415 Wall Court, to waive the following sections of the Village of Dexter Zoning Ordinance to permit the construction of a handicapped accessible ramp at the residence.

- A. Section 20.01, Required front yard setback in the R1-B One Family Residential Small Lot. The applicant is proposing to construct barrier free access that encroaches 8 feet into the required front yard setback. Per Section 20.01 front yard setbacks in the R1-B One Family Residential District are required to be 25 feet.

The staff review was presented. The Board and the applicant discussed the details of the review and the request, including but not limited to the following: constraints of the existing building and the nature of the request (debilitating disease). The Board also discussed recommending that the Planning Commission review the Zoning Ordinance for a possible amendment that would not require residents to have to obtain a variance to construct handicapped ramps. The recommendation will be taken to the Planning Commission for review.

### **ZBA Decision**

On May 21, 2007, the Village of Dexter Board of Zoning Appeals moved the following:

Based on the information provided by the applicant at the May 21, 2007 Zoning Board of Appeals meeting the board determines that the request to waive the requirements of Sections 20.01, Schedule of Regulations for front yard setbacks in the R1-B District submitted by Rebuilding Together Washtenaw to permit the construction of a handicapped ramp at 7415 Wall Court, HD-08-06-409-012 that encroaches into the front yard setback be **GRANTED** because the proposed request **MEETS** the conditions required for the granting of a variance.

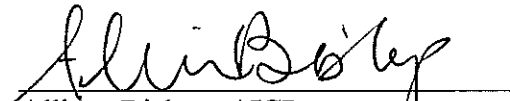
The determination was made with consideration of following per Section 24.05 of the Village of Dexter Zoning Ordinance:

1. Substantial Justice: Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district; or, as an alternative, granting of lesser variance than requested would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.
2. Extraordinary Circumstances: There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties of other similar uses in the same zoning district. The conditions resulting in a variance request cannot be self-created.

Please feel free to contact me with any questions regarding the variance request or decision.

Thank you.

Respectfully submitted,



Allison Bishop, AICP  
Community Development Manager

# **VILLAGE OF DEXTER - ZONING BOARD OF APPEALS**

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734)426-8303 ext. 15 Fax (734)426-5614

## **NOTICE OF DECISION**

**TO:** Village Council  
Planning Commission

**CC:** Dean and Sandy Avery, 2505 Baker Road, Dexter, MI 48130  
Donna Dettling, Village Manager

**FROM:** Allison Bishop, Community Development Manager

**DATE:** Wednesday, May 23, 2007

**RE:** ZBA Decision (Case #2007-02)  
Tax ID's HD-08-06-400-018

In compliance with the Zoning Board of Appeals Rules of Procedure and Policy, Article III, notice of the following ZBA decisions is given to Village Council and Planning Commission:

### **Variance Request (ZBA Case #2007-02)**

On May 21, 2007, the ZBA reviewed a variance request, submitted by Dean and Sandy Avery for 2505 Baker Road, to waive the following sections of the Village of Dexter Zoning Ordinance to permit the construction of a handicapped accessible ramp at the residence.

- A. Section 3.02B, Accessory Structure regulations. Section 3.02B permits one accessory structure over 100 square feet. The applicant proposed to construct a 576 square foot 2 car garage on their property which already has one accessory structure over 100 square feet.

The staff review was presented. The Board and the applicant discussed the details of the review and the request, including but not limited to the following: location of the proposed garage, location of the driveway and house on the property, the size of the lot, the location, size and age of the existing accessory structure.

### **ZBA Decision**

On May 21, 2007, the Village of Dexter Board of Zoning Appeals moved the following:

Based on the information provided by the applicant at the May 21, 2007 Zoning Board of Appeals meeting the board determines that the request to waive the Section 3.02B, Accessory Structures, of the Village of Dexter Zoning Ordinance submitted by Dean and Sandy Avery to permit the construction of a two car garage at 2505 Baker Road, HD-08-06-400-018 be **GRANTED** because the proposed request **MEETS** the conditions required for the granting of a variance.

The determination was made with consideration of following per Section 24.05 of the Village of Dexter Zoning Ordinance:


1. Substantial Justice: Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district; or, as an alternative, granting of lesser variance than requested would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.

2. Public Safety and Welfare: The requested variance or appeal can be granted in such fashion that the spirit of these regulations will be observed and public safety and welfare secured.
3. No Safety hazard or Nuisance: The granting of a variance or appeal will not increase the hazard of fire or otherwise endanger public safety or create a public nuisance.
4. Relationship to Adjacent Land Uses: The development permitted upon granting of a variance shall relate harmoniously in a physical and economic sense with adjacent land uses and will not alter the essential character of the neighborhood. In evaluating this criterion, consideration shall be given prevailing shopping pattern, convenience of access for patrons, continuity of development, and the need of particular services and facilities in specific areas of the Village.

Please feel free to contact me with any questions regarding the variance request or decision.

Thank you.

Respectfully submitted,

  
Allison Bishop, AICP  
Community Development Manager

## VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303

Fax (734)426-5614

### MEMO

To: President Seta and Council Members

From: Donna Dettling, Village Manager

Date: May 29, 2007

Re: VM Report

1. Meeting Review:
  - May 16<sup>th</sup> - WCRC Main Street Bridge Project Phase 2
  - May 18<sup>th</sup> - OHM Project Updates
  - May 21<sup>st</sup> - CAPT-DART Meeting re: Bridge Project Phase 2
  - May 24<sup>th</sup> - Library Pre-Construction
  - May 25<sup>th</sup> - Dan Schairbaum re: Mill Pond Dam Property
2. 2007-08 Budget Work Session. Another work session will be needed to review proposed Budget Documents for the Street Fund and Misc. Funds. Monday, June 4<sup>th</sup> from 6:00 to 7:30 p.m. prior to the Planning Commission meeting, or another day that week. One final review of the entire Budget at the meeting on June 11<sup>th</sup> will take place at which time a public hearing will be set for the June 25<sup>th</sup> meeting.
3. Bridge Inspection Update. Additional information from Kelly Jones is attached to my report.
4. Water Supply Update. A letter from the DEQ is attached to my report. Ed and I will be meeting with Dan Whalen next week to finalize the well driller schedule. We decided to schedule the driller after school is out for the summer.

## **Donna Dettling**

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**From:** Jones, Kelly [jonesk@wcroads.org]  
**Sent:** Wednesday, May 16, 2007 1:49 PM  
**To:** Donna Dettling  
**Cc:** Townsend, Roy; Hodges, Andy  
**Subject:** RE: Bridge Inspection

Donna,

Yes. Unfortunately, none of the buses for the Dexter Schools can cross the bridge based on the information analyzed by our consultant. I have informed the schools of this information and they have already revised the bus routes.

Kelly

-----Original Message-----

**From:** Donna Dettling [mailto:ddettling@villageofdexter.org]  
**Sent:** Wednesday, May 16, 2007 1:00 PM  
**To:** Jones, Kelly  
**Subject:** RE: Bridge Inspection

Kelly,

Do you have the final determination for buses?

Donna Dettling  
Village Manager  
8140 Main Street  
Dexter, MI 48130  
Ph# 734-426-8303 X11  
Fax# 734-426-5614

-----Original Message-----

**From:** Jones, Kelly [mailto:jonesk@wcroads.org]  
**Sent:** Wednesday, May 09, 2007 3:15 PM  
**To:** Donna Dettling  
**Cc:** Shorkey, Brian; Hodges, Andy; Townsend, Roy  
**Subject:** RE: Bridge Inspection

Donna,

The weight restriction on the (Dexter) Main Street Bridge will be reduced from 10 tons to 7 tons effective May 15th. A press release went out this morning to area newspapers, government agencies, school districts, and emergency services. I personally contacted both the Dexter Fire Department and the Dexter Schools yesterday regarding the Main St Bridge. Based on my conversation with the Dexter Fire Department, they will no longer be able to cross the bridge with their engines or tankers and are in the process of determining preferred alternate routes. I received specific bus information from Dexter Schools today and have asked our consultant to run the analysis. The school district is prepared to alter the bus routes to avoid crossing the bridge if needed. I expect to have a final determination for the buses by the end of the day tomorrow. If you have any further questions regarding this issue, please feel free to contact me.

Kelly Jones, PE  
Bridge Engineer  
Washtenaw County Road Commission

-----Original Message-----



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
JACKSON DISTRICT OFFICE



STEVEN E. CHESTER  
DIRECTOR

May 15, 2007

Mr. Ed Lobdell  
Utilities Director  
Village of Dexter  
8360 Huron  
Dexter, Michigan 48130

Dear Mr. Lobdell:

Subject: Water Supply – Village of Dexter – WSSN 1810  
Water System Evaluation

We have completed the evaluation of the Village of Dexter Water Supply System. This evaluation is based on my recent inspection of the Village's water system facilities, review of our records, and discussions with the Village staff and consulting engineers. The purpose of this evaluation is to determine the water system compliance with respect to the Michigan Safe Drinking Water Act and the Rules promulgated pursuant to the Act (Act 399, PA 1976, as amended).

In general, we have rated the Village of Dexter Water Supply System as **marginally satisfactory**. This rating is mostly due to the village's firm well capacity and treatment capacity, which are lower than its maximum day demand. In addition, the water storage capacity is also less than the average day demand.

In order for the Village to improve its water supply system rating, the following items listed below need to be addressed. Detailed information about the listed items can be found in the enclosed Water System Review Data.

1. Well Capacity

The village's firm well capacity is lower than its maximum day demand. We are pleased that the village is in the process of locating a new site for additional wells to increase its firm well capacity. A well site approval was recently issued for the proposed site. We are hoping that a good aquifer can be found and additional wells constructed as soon as possible, so that a sufficient and reliable source of water is provided for the village.

We are also pleased that the village has issued a notice of voluntary summer water restriction to reduce instances of low water pressure and conserve water use, especially during peak hour demand, while a long term solution is being processed.

2. Iron Filter Capacity

The village's need to increase the iron filter removal system firm capacity was discussed in its reliability study. The filter's firm capacity is also less than the maximum day demand, and the village is proposing to also install an iron removal system when the proposed new wells are constructed. Completion of these proposals will improve the reliability of the water supply's treatment system.

3. Water Storage

The water storage tank is used to provide a sufficient amount of water to meet peak hour demands, provide adequate pressure throughout the entire service area, and to supply water during emergencies such as fire, power outages, and others. The minimum recommended

water storage volume is equal to the average day demand. Based on our records, the village's storage volume is only 93 percent of its average day demand. Therefore, the village needs to start planning on how to improve this deficiency.

4. Backwash Water Pond

It is recommended that the village's backwash water pond be routinely dredged so that it could continuously contain the volume of backwash water discharged from the iron removal plant.

5. Operator Certification

The village is currently in compliance with the operator certification requirements, with two D-3 licensed operators and one S-3 licensed operator in place. However, the village population has been growing and when it reaches a population of 4,000 the water supply will need to be operated by a D-2 and S-2 licensed operator. We encourage you and other water staff to start working on obtaining a D-2 and S-2 license so that when the population threshold is reached, properly certified operators are already in place.

6. Undersized and old water mains

While the village is planning on water system improvements for wells, treatment, and storage, it is also recommended that evaluation of the old and undersized water mains be performed and replacing them be considered. Replacement of the undersized and old water mains will improve water pressure and reliability of the water lines.

7. Cross Connection Annual Report

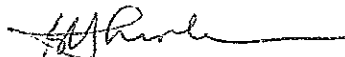
Based on our records we have not received your 2005 and 2006 Annual Cross Connection Reports. Please submit a copy of each report to this office by June 30, 2007.

We are pleased the village has completed its Wellhead Protection Program and is actively implementing it. We are also pleased that Monthly Operations Reports and the Consumer Confidence Reports are submitted on a timely manner.

I am enclosing information about the Drinking Water Revolving Fund for the village to consider in funding its capital improvement project.

Thank you for your time and assistance during my visits. A copy of the "Water System Review" data form is enclosed for your records. Should you have any questions or desire to discuss the contents of this letter, please contact me at [skinkerb@michigan.gov](mailto:skinkerb@michigan.gov) or the number listed below.

Sincerely,



Bethel M. Skinker, P. E  
District Engineer  
Field Operations Section  
Water Division  
517-780-7876

cc: Rhett Groneveldt, P.E., Orchard, Hiltz & McCliment  
Ms. Donna Eureste, Village Manager  
Washtenaw County Health Department

## Donna Dettling

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**From:** Marie Sherry  
**Sent:** Thursday, May 17, 2007 10:51 AM  
**To:** Donna Dettling  
**Subject:** FW: Reference Desk

-----Original Message-----

**From:** Linda Hart [mailto:lhart@atwell-hicks.com]  
**Sent:** Thursday, May 17, 2007 10:29 AM  
**To:** Marie Sherry  
**Subject:** Reference Desk

I just wanted to compliment you on your online reference desk. I'm currently updating the zoning library at Atwell-Hicks and often times it's difficult to find the information needed online for cities and townships. Your site is very easy to use and everything I needed was in one place. Thank you!

5/18/2007

ITEM 5-1

## SUMMARY OF BILLS AND PAYROLL

**ALL PAYABLES ARE WITHIN ACCEPTABLE BUDGET LIMITS**  
**DETAIL VENDOR LIST AND ACCOUNT SUMMARY PROVIDED**

## VENDOR APPROVAL SUMMARY REPORT

Date: 05/23/2007

Time: 10:49am

Page: 1

Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
1ST AYD CORPORATION	FIRST AYD	C FOLD TOWELS	676.69	0.00
A.R. BROUWER	A.R. BROUW	DPW BUILDING	138,394.00	0.00
ANN ARBOR NEWS	A2 NEWS	ZONING BOARD	257.65	0.00
ANN ARBOR TECHNICAL SERVICES	A2 TECHNIC	LAB SERVICE	100.00	0.00
AT&T	AT&T	734 426 4572 8130	1,446.31	0.00
BENEDICT'S SERVICE INC.	BENED	SANITARY SEWER CLEANING	3,680.00	0.00
BISBEE INFRARED	BISBEE	INSPECTION WWTP	270.00	0.00
ALLISON BISHOP	MENARD/ALL	MILEAGE	69.95	0.00
BLUE CARE NETWORK OF MICHIGAN	BLUE CARE	COVERAGE 06/1/07-06/31/07	6,124.00	0.00
BOONE & DARR	B&D	WWTP	105.93	0.00
CHAMPION WATER TREATMENT	CHAMPION W	VILLAGE OFFICE	28.75	0.00
COMCAST	COMCAST	VILLAGE HALL	95.00	0.00
COMCAST - DPW	COMCAST -	DPW	95.00	0.00
COMPUTER ALLEY WEST	COMPUTER W	HARD DRIVE	3,393.96	0.00
DENTAL NETWORK OF AMERICA	DENTAL NET	COVERAGE 06/01/07-06/30/07	233.40	0.00
DEXTER AREA FIRE DEPARTMENT	DAFD	2ND QUARTER	80,622.00	0.00
DEXTER COMMUNITY SCHOOLS	DEX SCHOOL	CROSSING GAURD	2,131.56	0.00
DEXTER PHARMACY	DEX PHARMA	SHIPPING	8.36	0.00
DEXTER SENIOR CITIZENS CENTER	DEX SENIOR	ANNUAL CONTRIBUTION	1,000.00	0.00
DEXTER VILLAGE	DEXVIL	WATER BILL 8140 MAIN	1,535.26	0.00
DTE ENERGY	DET EDISON	3219 953 0011 8	7,634.68	0.00
DTE ENERGY-STREET LIGHTING	DTE ENERGY	0000 7727 1	4,420.83	0.00
FMG CONCRETE CUTTING, INC.	FMG CONCRE	ASPHALT	662.45	0.00
GADALETO, RAMSBY & ASSOCIATES	FORT DEARB	COVERAGE 06/01/07-07/01/07	200.00	0.00
GREENSTREET TREE CARE	GREENSTREE	TREE REMOVED	3,770.00	0.00
HERITAGE NEWSPAPERS	HERITAGE N	SPRING CLEAN UP	126.00	0.00
J&B FLEET-INDUSTRIAL SUPPLY	J&B	LIGHT	223.54	0.00
JONES & HENRY ENGINEERS LTD	JONES & HE	EQ BASIN STUDY	4,329.35	0.00
KENCO, INC.	COUNTRY MA	CALGON	25.95	0.00
KENNEDY INDUSTRIES, INC.	KENNEDY IN	LABOR	384.00	0.00
KLAPPERICH WELDING	KLAPPERICH	DIAMOND PLATE	93.00	0.00
LESSORS WELDING SUPPLY	LESSORS	CYLINDER RENTAL	15.15	0.00
MICHIGAN MUNICIPAL LEAGE	MICH UNEMP	QUARTERLY PAYMENT	6,466.00	0.00
MIDWESTERN CONSULTING	MIDWEST	PROJECT: 03088A	57.75	0.00
NATURE SERVICES, INC.	NATURE	3486 CENTRAL	150.00	0.00
NORTH CENTRAL LABORATORIES	NCL	STIR PLATE	83.19	0.00
ORCHARD, HILTZ & MCCLIMENT INC	OHM	#0130-07-0011	22,458.00	0.00
RADTKE TRUCKING, LLC	ROY R	GRAVEL	180.00	0.00
RICOH AMERICAS CORPORATION	RICHOH AME	SHEET FINISHER	1,032.92	0.00
RONALD A. MEYER ELECTRIC, INC.	RON MEYER	LIGHTING REPAIRS	2,550.00	0.00
SYNAGRO CENTRAL	SYNAGRO	TESTING	939.33	0.00
THE BANK OF NEW YORK	THE BANK O	AGENT FEE	300.00	0.00
USA BLUE BOOK	USA BLUE B	SPLIT BULL HEAD	1,020.32	0.00
WASTE MANAGEMENT	WASTE MANA	RESIDENTIAL SERVICE	17,019.98	0.00
Grand Total:			314,410.26	0.00

## INVOICE APPROVAL LIST BY FUND

Date: 05/23/2007

Time: 10:52am

Page: 1

Village of Dexter

Fund Department Account	GL Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: General Fund						
Dept: Village Manager						
101-172.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	1,152.54
101-172.000-721.000	Health & L	DENTAL NETWORK OF AMERICA COVERAGE 06/01/07-06/30/07	0	129640	05/22/2007	116.70
101-172.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	50.00
Total Village Manager						1,319.24
Dept: Village Treasurer						
101-253.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	1,152.54
101-253.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	12.50
Total Village Treasurer						1,165.04
Dept: Buildings & Grounds						
101-265.000-920.000	Utilities	AT&T 734 426 8303 494 6	0		05/22/2007	419.78
101-265.000-920.000	Utilities	DTE ENERGY 3219 953 0007 6	0		05/23/2007	397.28
101-265.000-920.000	Utilities	DTE ENERGY 2949 542 0004 3	0		05/23/2007	143.90
101-265.000-920.001	Telephones	COMCAST VILLAGE HALL	0		05/22/2007	95.00
101-265.000-936.000	Equip Serv	RICOH AMERICAS CORPORATION SHEET FINISHER	0	07102190	05/23/2007	1,032.92
101-265.000-955.000	Miscellaneous	NATURE SERVICES, INC. 3486 CENTRAL	0	3018	05/22/2007	150.00
Total Buildings & Grounds						2,238.88
Dept: Village Tree Program						
101-285.000-803.000	Contracted	MIDWESTERN CONSULTING PROJECT: 03088A	0	03088A-43	05/22/2007	57.75
101-285.000-803.000	Contracted	GREENSTREET TREE CARE TREE REMOVED	0	20056	05/22/2007	3,770.00
Total Village Tree Program						3,827.75
Dept: Law Enforcement						
101-301.000-803.001	DCS Office	DEXTER COMMUNITY SCHOOLS CROSSING GAURD	0	05/22/07	05/22/2007	2,131.56
101-301.000-920.000	Utilities	DEXTER VILLAGE WATER BILL 8140 MAIN	0		05/22/2007	72.33
101-301.000-920.000	Utilities	DTE ENERGY 3219 953 0011 8	0		05/23/2007	178.74
101-301.000-920.000	Utilities	DTE ENERGY 3219 953 0011 8	0		05/23/2007	188.71
Total Law Enforcement						2,571.34
Dept: Fire Department						
101-336.000-803.000	Contracted	DEXTER AREA FIRE DEPARTMENT 2ND QUARTER	0	05/22/07	05/22/2007	80,622.00
101-336.000-920.000	Utilities	DEXTER VILLAGE WATER BILL 8140 MAIN	0		05/22/2007	96.44
101-336.000-920.000	Utilities	DTE ENERGY 3219 953 0011 8	0		05/23/2007	251.62
Total Fire Department						80,970.06
Dept: Planning Department						
101-400.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	1,014.23
101-400.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	12.50
101-400.000-727.000	Office Sup	ALLISON BISHOP MILEAGE	0	052207	05/22/2007	21.45
101-400.000-861.000	Travel & M	ALLISON BISHOP MILEAGE	0	052207	05/22/2007	48.50
101-400.000-901.000	Printing &	HERITAGE NEWSPAPERS AMEND ARTICLE	0	1893648	05/22/2007	72.00
Total Planning Department						1,168.68

UM Copy

Date: 05/23/2007  
Time: 10:52am  
Page: 2

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	
Account	Account	Abbrev	Invoice Description	Number	Number	Date	Amount
Fund: General Fund							
Dept: Zoning Board of Appeals							
101-410.000-901.000	Printing &	ANN ARBOR NEWS	0		05/22/2007	126.92	
		WALL CT		1840996			
101-410.000-901.000	Printing &	ANN ARBOR NEWS	0		05/22/2007	130.73	
		ZONING BOARD		1846594			
Total Zoning Board of Appeals						257.65	
Dept: Department of Public Works							
101-441.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		05/22/2007	714.57	
		COVERAGE 06/1/07-06/31/07		05/22/07			
101-441.000-721.000	Health & L	DENTAL NETWORK OF AMERICA	0		05/22/2007	116.70	
		COVERAGE 06/01/07-06/30/07		129640			
101-441.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		05/22/2007	15.50	
		COVERAGE 06/01/07-07/01/07		05/22/07			
101-441.000-740.000	Operating	CHAMPION WATER TREATMENT	0		05/22/2007	16.00	
		VILLAGE OFFICE		35241			
101-441.000-740.000	Operating	J&B FLEET-INDUSTRIAL SUPPLY	0		05/22/2007	223.54	
		LIGHT		258827			
101-441.000-740.000	Operating	KLAPPERICH WELDING	0		05/22/2007	93.00	
		DIAMOND PLATE		008100			
101-441.000-740.000	Operating	LESSORS WELDING SUPPLY	0		05/22/2007	12.75	
		CYLINDER RENTAL		157413			
101-441.000-740.000	Operating	LESSORS WELDING SUPPLY	0		05/22/2007	2.40	
		CYLINDER RENTAL		156512			
101-441.000-920.000	Utilities	AT&T	0		05/22/2007	166.63	
		734 426 8530 570 8					
101-441.000-920.000	Utilities	COMCAST - DPW	0		05/22/2007	95.00	
		DPW		05/22/07			
101-441.000-920.000	Utilities	DEXTER VILLAGE	0		05/22/2007	72.33	
		WATER BILL 8140 MAIN					
101-441.000-920.000	Utilities	DTE ENERGY	0		05/23/2007	178.74	
		3219 953 0011 8					
101-441.000-920.000	Utilities	DTE ENERGY	0		05/23/2007	188.72	
		3219 953 0011 8					
Total Department of Public Works						1,895.88	
Dept: Downtown Public Works							
101-442.000-740.000	Operating	1ST AYD CORPORATION	0		05/22/2007	396.23	
		C FOLD TOWELS		292190			
101-442.000-802.000	Profession	RONALD A. MEYER ELECTRIC, INC.	0		05/22/2007	2,550.00	
		LIGHTING REPAIRS		9647			
Total Downtown Public Works						2,946.23	
Dept: Municipal Street Lights							
101-448.000-920.003	St Lights	DTE ENERGY-STREET LIGHTING	0		05/22/2007	4,420.83	
		0000 7727 1		05/22/07			
Total Municipal Street Lights						4,420.83	
Dept: Solid Waste							
101-528.000-805.000	Solid Wast	WASTE MANAGEMENT	0		05/22/2007	17,019.98	
		RESIDENTIAL SERVICE		1469931			
101-528.000-901.000	Printing &	HERITAGE NEWSPAPERS	0		05/22/2007	54.00	
		SPRING CLEAN UP		1894473			
Total Solid Waste						17,073.98	
Dept: Parks & Recreation							
101-751.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		05/22/2007	115.25	
		COVERAGE 06/1/07-06/31/07		05/22/07			
101-751.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		05/22/2007	2.50	
		COVERAGE 06/01/07-07/01/07		05/22/07			
Total Parks & Recreation						117.75	
Dept: Insurance & Bonds							
101-851.000-721.001	Retiree He	BLUE CARE NETWORK OF MICHIGAN	0		05/22/2007	2,203.82	
		COVERAGE 06/1/07-06/31/07		05/22/07			
101-851.000-910.000	Work Comp	MICHIGAN MUNICIPAL LEAGE	0		05/22/2007	3,265.33	
		QUARTERLY PAYMENT		8156200			
Total Insurance & Bonds						5,469.15	
Dept: Contributions							

## INVOICE APPROVAL LIST BY FUND

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Village of Dexter

Fund Department Account	GL Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: General Fund						
Dept: Contributions						
101-875.000-965.003	Senior	DEXTER SENIOR CITIZENS CENTER ANNUAL CONTRIBUTION	0	05/22/07	05/22/2007	1,000.00
Total Contributions						1,000.00
Fund Total						126,442.46
Fund: Major Streets Fund						
Dept: Routine Maintenance						
202-463.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	599.32
202-463.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	13.00
202-463.000-740.000	Operating	RADTKE TRUCKING, LLC GRAVEL	0	05/22/07	05/22/2007	180.00
202-463.000-910.000	Work Comp	MICHIGAN MUNICIPAL LEAGE QUARTERLY PAYMENT	0	8156200	05/22/2007	297.44
Total Routine Maintenance						1,089.76
Dept: Traffic Services						
202-474.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	184.41
202-474.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	4.00
202-474.000-910.000	Work Comp	MICHIGAN MUNICIPAL LEAGE QUARTERLY PAYMENT	0	8156200	05/22/2007	103.46
Total Traffic Services						291.87
Dept: Winter Maintenance						
202-478.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	368.81
202-478.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	8.00
202-478.000-910.000	Work Comp	MICHIGAN MUNICIPAL LEAGE QUARTERLY PAYMENT	0	8156200	05/22/2007	151.95
Total Winter Maintenance						528.76
Fund Total						1,910.39
Fund: Local Streets Fund						
Dept: Contracted Road Construction						
203-451.000-970.000	Capital In	ORCHARD, HILTZ & MCCLINTINE INC #0130-05-0064	0	116495	05/22/2007	828.25
Total Contracted Road Construction						828.25
Dept: Routine Maintenance						
203-463.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	184.41
203-463.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	4.00
203-463.000-910.000	Work Comp	MICHIGAN MUNICIPAL LEAGE QUARTERLY PAYMENT	0	8156200	05/22/2007	90.52
Total Routine Maintenance						278.93
Dept: Traffic Services						
203-474.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	46.10
203-474.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	1.00
203-474.000-910.000	Work Comp	MICHIGAN MUNICIPAL LEAGE QUARTERLY PAYMENT	0	8156200	05/22/2007	32.33
Total Traffic Services						79.43
Dept: Winter Maintenance						
203-478.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	92.20
203-478.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	2.00

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Fund	GL Number	Vendor Name	Check	Invoice	Due	
Department	Abbrev	Invoice Description	Number	Number	Date	Amount
Account						
<b>Fund: Local Streets Fund</b>						
<b>Dept: Winter Maintenance</b>						
203-478.000-910.000	Work Comp	MICHIGAN MUNICIPAL LEAGE QUARTERLY PAYMENT	0	8156200	05/22/2007	71.13
				Total Winter Maintenance		165.33
					Fund Total	1,351.94
<b>Fund: Streetscape Debt Service Fund</b>						
<b>Dept: Streetscape</b>						
303-570.000-990.001	Debt 96 St	THE BANK OF NEW YORK AGENT FEE	0	1166610	05/22/2007	300.00
				Total Streetscape		300.00
					Fund Total	300.00
<b>Fund: Special Projects Fund</b>						
<b>Dept: DPW Building</b>						
401-902.000-974.006	DPW Constr	A.R. BROUWER DPW BUILDING	0	1434	05/22/2007	138,394.00
				Total DPW Building		138,394.00
					Fund Total	138,394.00
<b>Fund: Sewer Enterprise Fund</b>						
<b>Dept: Sewer Utilities Department</b>						
590-548.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN COVERAGE 06/1/07-06/31/07	0	05/22/07	05/22/2007	-852.10
590-548.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE 06/01/07-07/01/07	0	05/22/07	05/22/2007	45.00
590-548.000-740.000	Operating	CHAMPION WATER TREATMENT WWTP	0	35245	05/22/2007	12.75
590-548.000-740.000	Operating	1ST AYD CORPORATION C FOLD TOWELS	0	292190	05/22/2007	280.46
590-548.000-743.000	Chem Lab	KENCO, INC. CALGON	0	103465	05/22/2007	25.95
590-548.000-743.000	Chem Lab	NORTH CENTRAL LABORATORIES STIR PLATE	0	217287	05/22/2007	83.19
590-548.000-802.000	Profession	BISBEE INFRARED INSPECTION WWTP	0	14498	05/22/2007	270.00
590-548.000-802.000	Profession	BENEDICT'S SERVICE INC. SANITARY SEWER CLEANING	0	05/22/07	05/22/2007	3,680.00
590-548.000-802.000	Profession	BOONE & DARR WWTP	0	05/22/07	05/22/2007	105.93
590-548.000-802.000	Profession	KENNEDY INDUSTRIES, INC. LABOR	0	102651	05/22/2007	384.00
590-548.000-802.000	Profession	ORCHARD, HILTZ & MCCLIMENT INC #0130-07-0011	0	116500	05/22/2007	7,751.50
590-548.000-802.000	Profession	SYNAGRO CENTRAL TESTING	0	23477	05/22/2007	939.33
590-548.000-824.000	Testing &	ANN ARBOR TECHNICAL SERVICES LAB SERVICE	0	2676	05/22/2007	100.00
590-548.000-824.000	Testing &	DEXTER PHARMACY SHIPPING	0	05/22/07	05/22/2007	8.36
590-548.000-910.000	Work Comp	MICHIGAN MUNICIPAL LEAGE QUARTERLY PAYMENT	0	8156200	05/22/2007	1,745.82
590-548.000-920.000	Utilities	AT&T 734 424 1425 2430	0	05/22/07	05/22/2007	37.30
590-548.000-920.000	Utilities	AT&T 734 426 4572 8130	0		05/22/2007	542.92
590-548.000-920.000	Utilities	DEXTER VILLAGE WATER BILL WWTP	0	05/22/07	05/22/2007	1,294.16
590-548.000-920.000	Utilities	DTE ENERGY 3219 953 0009 2	0		05/23/2007	14.76
590-548.000-977.000	Equipment	COMPUTER ALLEY WEST HARD DRIVE	0	66490	05/22/2007	3,393.96
				Total Sewer Utilities Department		19,863.29
<b>Dept: Capital Improvements CIP</b>						

## INVOICE APPROVAL LIST BY FUND

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Village of Dexter

Fund	GL Number	Vendor Name	Check	Invoice	Due	
Department	Abbrev	Invoice Description	Number	Number	Date	Amount
Account						
Fund: Sewer Enterprise Fund						
Dept: Capital Improvements CIP						
590-901.000-974.000	CIP Capita	JONES & HENRY ENGINEERS LTD	0		05/22/2007	4,329.35
		EQ BASIN STUDY		56734		
590-901.000-974.000	CIP Capita	ORCHARD, HILTZ & MCCLIMENT INC	0		05/22/2007	12,550.00
		#0130-06-0027		116497		
Total Capital Improvements CIP						16,879.35
Fund Total						36,742.64
Fund: Water Enterprise Fund						
Dept: Water Utilities Department						
591-556.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		05/22/2007	-852.10
		COVERAGE 06/1/07-06/31/07		05/22/07		
591-556.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		05/22/2007	30.00
		COVERAGE 06/01/07-07/01/07		05/22/07		
591-556.000-802.000	Profession	FMG CONCRETE CUTTING, INC.	0		05/22/2007	662.45
		ASPHALT		221941		
591-556.000-910.000	Work Comp	MICHIGAN MUNICIPAL LEAGE	0		05/22/2007	708.02
		QUARTERLY PAYMENT		8156200		
591-556.000-920.000	Utilities	AT&T	0		05/22/2007	279.68
		734 426 4572 8130				
591-556.000-920.000	Utilities	DTE ENERGY	0		05/22/2007	26.98
		3219 953 0004 3		05/22/07		
591-556.000-920.000	Utilities	DTE ENERGY	0		05/22/2007	5,987.66
		3219 953 0003 5				
591-556.000-920.000	Utilities	DTE ENERGY	0		05/23/2007	77.57
		3219 953 0008 4				
591-556.000-977.000	Equipment	USA BLUE BOOK	0		05/22/2007	1,020.32
		SPLIT BULL HEAD		372097		
Total Water Utilities Department						7,940.58
Fund Total						7,940.58
Fund: Trust & Agency Fund						
Dept: Assets, Liabilities & Revenue						
701-000.000-253.043	Dexter Dis	ORCHARD, HILTZ & MCCLIMENT INC	0		05/22/2007	250.00
		#0130-06-1042		116498		
701-000.000-253.047	Wallace Pr	ORCHARD, HILTZ & MCCLIMENT INC	0		05/22/2007	471.00
		#0130-05-1063		116496		
701-000.000-253.048	Dexter Ret	ORCHARD, HILTZ & MCCLIMENT INC	0		05/22/2007	607.25
		#0130-06-1051		116499		
Total Assets, Liabilities & Revenue						1,328.25
Fund Total						1,328.25
Grand Total						314,410.26 ✓

## Donna Dettling

---

From: Charles D. Nielsen [CNielsen@twp.scio.mi.us]  
Sent: Tuesday, May 22, 2007 2:15 PM  
To: Donna Dettling  
Cc: Jim Seta (E-mail); Jim Seta (E-mail 2)  
Subject: RE: Joint Meeting

AGENDA 5.29.07  
ITEM K-1

As I stated last night I agree with having the discussions to work this out. I am going to keep your email on my desk to remind me to contact you for meeting next month. It is so hectic here right now I can't even think about it, but I will get back with you the first few days of June. I appreciate your patience.

Respectfully,  
Charles Nielsen  
Supervisor, Scio Township

-----Original Message-----

From: Donna Dettling [mailto:ddettling@villageofdexter.org]  
Sent: Monday, May 21, 2007 11:53 AM  
To: Charles D. Nielsen  
Cc: Jim Seta (E-mail); Jim Seta (E-mail 2)  
Subject: Joint Meeting

Charles,  
Village Council asked that a joint meeting between the Boards take place to discuss and review a 425 agreement for the 30 acres of the Gordon Hall property that Scio is planning to sign a Conservation easement on. Our Attorney recommended the execution of a new 425 Agreement rather than an amendment to the existing 425 involving the School property. However, if Bill Fahey has come up with amendment language we are open to that as well.

The 425 Agreement provides per MCL 124.29 that while a contract under the 425 Act is in effect, another method of annexation or transfer shall not take place on any portion of an area transferred under the contract. This would protect Scio Township in the event the village's efforts toward City Status are successful.

At your earliest convenience, please let me know if there is a preferred date and time for this joint meeting.

Donna Dettling  
Village Manager  
8140 Main Street  
Dexter, MI 48130  
Ph# 734-426-8303 X11  
Fax# 734-426-5614

# VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

## MEMO

Phone (734)426-8303

Fax (734)426-5614

AGENDA 5.29.07  
dettling@villageofdexter.org  
ITEM L-1

To: President Seta and Council  
From: Donna Dettling, Village Manager  
Date: May 29, 2007  
Re: Recommended Utility Rate Adjustment July 1, 2007

A resolution for the purpose of establishing water, sewer and refuse rates effective July 1, 2007 is presented this evening for consideration and to set a public hearing for the June 11, 2007 meeting. Also attached is the "Historical Rates and Proposed Rates" worksheet. The resolution will be published prior to the "Public Informational Meeting"; along with the chart illustrating the impact this rate adjustment will have on a family using 10,000 gallons of water during a 2-month billing cycle.

During budget discussions we reviewed the proposed rate adjustments and determined the need for these minor adjustments to our rate structure. The projected revenue calculations were analyzed against the projected expenses and the proposed rate adjustments will provide the village an adequate revenue flow.

The chart below illustrates the effect of the rate adjustment. The overall increase during a 2-month billing cycle would be **\$8.06** each billing cycle or **\$4.03 per month**. The overall percent increase is 6%.

<u>WATER-5%</u>	<u>CURRENT</u>	<u>PROPOSED</u>
Ready to Serve Charge	\$11.14	\$11.70
Commodity Charge 10,000 gallons	\$25.10	\$26.40
 <u>SEWER-3%</u>		
Ready to Serve Charge	\$10.00	\$10.30
Commodity Charge 10,000 gallons	\$61.50	\$63.40
 <u>REFUSE-increase \$2 month</u>		
Monthly Fee \$15.00	\$26.00	\$30.00
	<b>\$133.74</b>	<b>\$141.80</b>

**RESOLUTION FOR THE PURPOSE OF ESTABLISHING  
WATER, SEWER AND REFUSE RATES EFFECTIVE  
JULY 1, 2007 FOR THE VILLAGE OF DEXTER,  
MICHIGAN**

At a regular meeting of the Village Council of the Village of Dexter, Michigan called to order by President Seta on June 11, 2007 at 7:30 p.m., the following resolution was offered:

Moved by:

Second by:

WHEREAS, Village Council has accepted the "Fund Analysis and Rate Study" on April 10, 2006, which provides a cost of service analysis to adjust water and sewer rates in the Village according to the following schedule, and

WHEREAS, the "Fund Analysis and Rate Study" is available for public inspection at the Village Office, and

WHEREAS, the Village published this resolution prior to its adoption, and provided a "Public Informational Meeting" on June 11, 2007 for public education and comment, and

WHEREAS, Village Ordinance requires rates to be established by Council by Resolution.

NOW THEREFORE BE IT RESOLVED:

Water Rates (+5%) – Effective July 1, 2007 Usage Billing rate established as follows:

Ready To Serve Monthly Fee	\$5.85
First Meter Per 1,000 Gallons	\$2.64
Second Meter Per 1,000 Gallons (135%)	\$3.55
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$3.70

Sewer Rates (+3%) – Effective July 1, 2007 Usage Billing rate established as follows:

Ready To Serve Monthly Fee	\$5.15
Per 1,000 Gallons	\$6.34
Sewer Rate Out-side (140%) Village Limits Per 1,000 gallons	\$8.88

Other Charges and Penalties:

Penalties on Late Monthly Charges (Cumulative)	5%
Turn-on and Turn-off Charges	\$35
Meter Calibration Charge	\$35
Water Only Meter	\$250

Refuse-Solid Waste Charges:

Monthly Fee	\$15
-------------	------

AYES: \_\_\_\_\_

NAY: \_\_\_\_\_

\_\_\_\_\_  
David F. Boyle Clerk

RESOLUTION DECLARED ADOPTED THIS \_\_\_\_ DAY OF JUNE, 2007

# Historical Rates and Proposed Rates

## Water and Sewer Rates 2005-2009

### Water Rates – Effective with the February/March 2005 Usage Billing rate established as follows:

Ready To Serve Monthly Fee	\$5.30
First Meter Per 1,000 Gallons	\$2.39
Second Meter Per 1,000 Gallons	\$3.20
Water Rate Out-side Village Service Area Limits Per 1,000 gallons	\$3.39

### Sewer Rates – Effective with the February/March 2005 Usage Billing rate established as follows:

Ready To Serve Monthly Fee	\$5.00
Minimum Charge First 1,000 Gallons	\$10.90
Per 1,000 Gallons	\$5.90
Sewer Rate Out-side Village Limits Per 1,000 gallons	\$6.90
Per 1,000 Gallons for Sewer Debt Surcharge	\$0.25

### Other Charges and Penalties:

Penalties on Late Monthly Charges (Cumulative)	5%
Turn-on and Turn-off Charges	\$35
Meter Calibration Charge	\$35
Water Only Meter 1 inch	\$250

## 2006

### Water Rates (+5%)– Effective 7-1-2006 rate established as follows:

Ready To Serve Monthly Fee	\$5.57
First Meter Per 1,000 Gallons	\$2.51
Second Meter Per 1,000 Gallons (135%)	\$3.39
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$3.51

### Sewer Rates (+0%) – Effective 7-1-2006 rate established as follows:

Ready To Serve Monthly Fee	\$5.00
Per 1,000 Gallons	\$6.15
Sewer Rate Out-side Village (140%) Limits Per 1,000 gallons	\$8.61

## 2007

### Water Rates (+5%) – Effective 7-1-2007 rate established as follows:

Ready To Serve Monthly Fee	\$5.85
First Meter Per 1,000 Gallons	\$2.64
Second Meter Per 1,000 Gallons (135%)	\$3.55
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$3.70

### Sewer Rates (+3%) – Effective 7-1-2007 rate established as follows:

Ready To Serve Monthly Fee	\$5.15
Per 1,000 Gallons	\$6.34
Sewer Rate Out-side Village (140%) Limits Per 1,000 gallons	\$8.88

## 2008

### Water Rates (+5%) – Effective 7-1-2008 rate established as follows:

Ready To Serve Monthly Fee	\$6.14
First Meter Per 1,000 Gallons	\$2.77
Second Meter Per 1,000 Gallons (135%)	\$3.74
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$3.88

### Sewer Rates (+3%) – Effective 7-1-2008 rate established as follows:

Ready To Serve Monthly Fee	\$5.31
Per 1,000 Gallons	\$6.53
Sewer Rate Out-side Village (140%) Limits Per 1,000 gallons	\$9.14

## 2009

### Water Rates (+3%) – Effective 7-1-2009 rate established as follows:

Ready To Serve Monthly Fee	\$6.32
First Meter Per 1,000 Gallons	\$2.85
Second Meter Per 1,000 Gallons (135%)	\$3.85
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$4.00

### Sewer Rates (+3%) – Effective 7-1-2009 rate established as follows:

Ready To Serve Monthly Fee	\$5.47
Per 1,000 Gallons	\$6.73
Sewer Rate Out-side Village (140%) Limits Per 1,000 gallons	\$9.42

# Memo

**To:** Donna Dettling  
**From:** Marie Sherry  
**CC:** Village Council  
**Date:** 5/22/2007  
**Re:** 2007 Village Millage Rate

---

Attached to this memo is the proposed 2007 Tax Rate Request. This year, our Headlee rollback fraction was 1.0276. By law we are not allowed to roll up the millage rate, so effectively the millage rate reduction is factored as 1.0.

Operating under the assumption that Council desires to keep the millage rate even and effectively limit tax increases to the rate of inflation, I have prepared the L-4029 to show the same Operating millage as 2006, a decrease in the GO Bond millage to match what we need to pay bonds in 2007/2008, and an increase in the Streets millage equal to the reduction in the GO Bond rate. The proposed 2007 overall rate is the same as the 2006 rate, at 13.5562.

I have also included an example of four different properties that are operating under four different scenarios.

- The first example, which is a home on Alpine Street, shows a property that has not sold since the inception of Proposal A and which has increased in both equalized value and in taxable value. This homeowner will see an tax increase at the rate of inflation.
- The second property, on Broad Street, was probably sold some time in the past ten years. This property saw a reduction in its state equalized value, but their taxable value increased because it still is not as high as the SEV. This property owner will also see an increase at the rate of inflation.
- The third property, located on Cambridge, was probably sold in the past five years. It saw a decrease in state equalized value large enough that the 2006 taxable value was higher than the 2007 SEV. This caused the taxable value to adjust down to equal the SEV, and this homeowner will see a reduction in taxes (assuming the millage rate remains the same as 2006).
- The final property, located on Eastridge, probably sold in 2006. It's taxable value and state equalized value were the same in 2006, and both were reduced in 2007. This homeowner will also see a tax decrease, assuming the millage rate remains the same as 2006.

So, as you can see, it is difficult to ensure that all homeowners in the Village are treated the same in regard to keeping actual tax increases at the rate of inflation, as we have done in the past. The changes to the taxable values make this impossible.

Council needs to review the proposed rates at their May 29, 2007 meeting. Then, we need to set it for public hearing on June 11<sup>th</sup>, and adopt the attached resolution at that time so that I can go ahead and print the bills for a July 1<sup>st</sup> mailing.

As usual, if you or Council have any questions, please do not hesitate to ask.

## 2007 Tax Rate Request (This form must be completed and submitted on or before September 30, 2007)

## MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

County <b>Washtenaw</b>	2007 Taxable Value of ALL Properties in the Unit as of 5-29-07. <b>229,262,726</b>
Local Government Unit <b>Village of Dexter</b>	For LOCAL School Districts: 2007 Taxable Value of Non-Homestead and Non-Qualified Agricultural Properties if a millage is Levied Against Them.

You must complete this form for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2007 tax roll.

[illegible]

Prepared by

**Marie A. Sherry**

Telephone Number

(734) 426-8303 x 14

Title of Prenarer

**Treasurer/Finance Director**

Data

As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 3<sup>rd</sup>), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

<input checked="" type="checkbox"/> Clerk	Signature	Type Name <b>David Boyle</b>	Date
<input type="checkbox"/> Secretary			
<input type="checkbox"/> Chairperson	Signature	Type Name <b>James Seta</b>	Date
<input checked="" type="checkbox"/> President			

\* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

**\*\* IMPORTANT:** See instructions on the reverse side regarding where to find the millage rate used in column (5).

## 2007-2006 Property Tax Comparisons on Selected Individual Parcels

### Alpine Street (Probably lived in home since 1994/Prop A inception)

2007	2006	Difference
Taxable Value	Taxable Value	
21,864	21,084	780
SEV	SEV	3.70%
89,100	79,700	9,400
Taxes	Taxes	11.79%
\$ 296.38	\$ 285.80	\$ 10.58
		3.70%

Millages	2007	2006
Operating	9.8807	9.8807
Streets	3.0546	3.0055
GO Bond	0.6209	0.6700
Total	13.5562	13.5562

### Broad Street (Home was probably sold sometime in the past 10 years.)

2007	2006	Difference
Taxable Value	Taxable Value	
71,126	68,589	2,537
SEV	SEV	3.70%
97,800	103,000	(5,200)
Taxes	Taxes	-5.05%
\$ 964.19	\$ 929.79	\$ 34.40
		3.70%

Millages	2007	2006
Operating	9.8807	9.8807
Streets	3.0546	3.0055
GO Bond	0.6209	0.6700
Total	13.5562	13.5562

### Cambridge (Home was probably sold in the past 5 years)

2007	2006	Difference
Taxable Value	Taxable Value	
96,800	98,806	(2,006)
SEV	SEV	-2.03%
96,800	100,900	(4,100)
Taxes	Taxes	-4.06%
\$ 1,312.23	\$ 1,339.43	\$ (27.20)
		-2.03%

Millages	2007	2006
Operating	9.8807	9.8807
Streets	3.0546	3.0055
GO Bond	0.6209	0.6700
Total	13.5562	13.5562

### Eastridge (Home was probably sold in 2006)

2007	2006	Difference
Taxable Value	Taxable Value	
147,200	157,400	(10,200)
SEV	SEV	-6.48%
147,200	157,400	(10,200)
Taxes	Taxes	-6.48%
\$ 1,995.45	\$ 2,133.73	\$ (138.28)
		-6.48%

Millages	2007	2006
Operating	9.8807	9.8807
Streets	3.0546	3.0055
GO Bond	0.6209	0.6700
Total	13.5562	13.5562

**VILLAGE OF DEXTER**  
**# -2007**  
**RESOLUTION TO ESTABLISH 2007/08**  
**MILLAGE RATES**

At a regular meeting of the Village Council of the Village of Dexter held at the Dexter Senior Center – 7720 Dexter-Ann Arbor Road, within the Village of Dexter on the 11<sup>th</sup> day of June 200~~8~~<sup>7</sup> at 7:30pm local time.

PRESENT:

ABSENT:

The following preamble and resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, the Village of Dexter will adopt the 2007/08 Budget prior to July 1, 2007 in accordance with the established millage rate herein established, and

WHEREAS it is necessary to establish a millage rate for the 2007/2008 Fiscal Year to support a 2007/08 Budget, and

WHEREAS the Village Council held a Public Hearing on June 11, 2007, and has met the requirements to establish such millage rates.

NOW, THEREFORE BE IT RESOLVED, THAT THE 2007 MILLAGE RATE FOR THE VILLAGE OF DEXTER, for real and personal property is hereby established and approved as follows:

GENERAL OPERATING.....	9.8807
STREETS.....	3.0546
GENERAL OBLIGATION DEBT.....	.6209

BE IT FURTHER RESOLVED that all resolutions in conflict herewith are hereby rescinded.

YEAS:

NAYS:

RESOLUTION DECLARED ADOPTED \_\_\_\_\_.

\_\_\_\_\_  
David F. Boyle, Village Clerk

AGENDA 5.29.07



VILLAGE OF DEXTER **ITEM** L-3

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

## INTERNAL MEMO

Council Meeting of 05-29-07

### Village Council

Jim Seta  
*President*

Shawn Keough  
*President Pro-Tem*

Jim Carson  
*Councilperson*

Paul Cousins  
*Councilperson*

Donna Fisher  
*Councilperson*

Joe Semifero  
*Councilperson*

Ray Tell  
*Councilperson*

### Administration

Donna Dettling  
*Manager*

David Boyle  
*Clerk*

Marie Sherry  
*Treasurer/Finance Director*

John P. Hanifan  
*Assistant Manager*


Ed Lobdell  
*Public Services Superintendent*

Allison Bishop  
*Community Development Manager*

THE VILLAGE OF  
DEXTER IS AN EQUAL  
OPPORTUNITY  
PROVIDER AND  
EMPLOYER

www.  
villageofdexter.org

TO: Village Council

FROM: John P. Hanifan   
Assistant Village Manager

DATE: May 22, 2007

Re: Colorbok Brownfield Development Plan

BST Investments, LLC is requesting a resolution from the Village of Dexter creating a Brownfield Redevelopment Plan for 2810 Baker Road. Creating the Brownfield Plan would allow the developer to apply for a Single Business Tax Credit (SBT), estimated to be worth \$600,000. I have enclosed the Project Development Plan which gives an overview of the program. An additional estimated \$100,000 - \$125,000 annually in TIF revenue would be realized if the project is completed.

I have asked Washtenaw County to have a representative to attend Tuesday's meeting to answer questions about the program.

If the Village Council is in agreement with the Brownfield Development Plan for the Colorbok site, the following resolution is offered:



## VILLAGE OF DEXTER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 •

Village of Dexter  
Washtenaw County, Michigan  
8140 Main St, Dexter, Michigan  
May 29, 2007

At a regular Village Council meeting of the Village of Dexter, Washtenaw County, Michigan, held at the Village Hall of said Village on the 29<sup>th</sup> day of May, 2007, at 7:30 p.m. Eastern standard Time, the following resolution was:

Moved by:  
Supported by:

WHEREAS Washtenaw County established the Washtenaw County Brownfield Redevelopment Authority under PA 381 of 1996 to encourage the redevelopment of contaminated, functionally obsolete, or blighted property by providing economic incentives through tax increment financing; and

WHEREAS the parcel of land at 2810 Baker Road, Dexter, Michigan is eligible for Brownfield designation; and

WHEREAS the Brownfield project investors intend to purchase the property and redevelop it for use as a mixed-use commercial and office development along with associated site amenities such as parking and landscaping and the overall estimated investment for the portion of the project that is the basis for the plan is approximately \$9 million;

WHEREAS a plan has been created for the purpose of facilitating redevelopment of the property and to allow application for a State of Michigan Brownfield Redevelopment Single Business Tax Credit; and

NOW, THEREFORE, BE IT RESOLVED that the Village of Dexter does hereby concur with the provisions of the BST Investments LLC Brownfield Redevelopment Plan.

Roll Call Vote:

Yeas:

Nays:

THE RESOLUTION WAS  
CERTIFICATION

David F. Boyle, Village Clerk

**BROWNFIELD REDEVELOPMENT PLAN  
BST INVESTMENTS, LLC  
2810 BAKER ROAD  
DEXTER, MICHIGAN**

*for*

**WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY &  
BST INVESTMENTS, LLC**

**AKT PEERLESS PROJECT NO. 4935F2-3-25  
APRIL 19, 2007**

**Washtenaw County Brownfield Redevelopment Authority  
And  
Village of Dexter**

**Brownfield Redevelopment Plan**

**For**

**2810 Baker Road Property**

**BST Investments, LLC  
7444 Dexter-Ann Arbor Road, Suite F  
Dexter, Michigan 48130**

**Prepared With the Assistance of:**

**AKT Peerless Environmental Services  
22725 Orchard Lake Road  
Farmington, Michigan 48336**

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### **FIGURES**

FIGURE 1	PROPERTY LOCATION MAP
FIGURE 2	BOUNDARY MAP OF ELIGIBLE PROPERTY

### **APPENDICES**

APPENDIX A	LEGAL DESCRIPTION
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## PROJECT SUMMARY

**Project Name:** BST Investments, LLC

**Project Location:** The eligible property is located at 2810 Baker Road (formerly 2720) and is currently being combined, effective for the 2008 Tax Year, from multiple parcels into a single parcel. The Parcel ID Number will be HD-08-06-400-21.

**Type of Eligible Property:** Facility

**Eligible Activities:** BEA, Due Care and Additional Response Activities

**Estimated Eligible Investment:** \$9 million

**Project Overview:** The Property will be redeveloped as a new, mixed-use commercial complex. The overall estimated investment for the project is approximately \$9 million. Construction is anticipated to begin in June of 2007 and will continue for approximately 12 to 14 months. This Brownfield Plan has been created to allow the developer to make application for a State of Michigan Brownfield Redevelopment Single Business Tax Credit.

## **BROWNFIELD PLAN**

**BST Investments, LLC  
2810 Baker Road  
Dexter, Michigan**

### **1.0 INTRODUCTION**

Washtenaw County (The County) established the Washtenaw County, Brownfield Redevelopment Authority (the Authority) by adoption of a resolution pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution. The County Board of Commissioners established the Authority Board and appointed its members. Act 381, authorizes the Authority to undertake all activities allowed by law. The primary purpose of Act 381 is to encourage the redevelopment of contaminated, functionally obsolete, or blighted property by providing economic incentives through tax increment financing for certain eligible activities and Brownfield Redevelopment Single Business Tax Credits.

The Brownfield Plan (Plan) describes qualifying factors that determine “eligible property” status, for example the contamination that qualifies a property as a “facility” and makes it a brownfield site. The Plan also describes the new project or development that will occur. Finally, the Plan describes the method or methods used to cleanup and revitalize the site, including the cost of the cleanup and the amount of tax dollars generated by the new development, if any, that will be used to pay for the cleanup or revitalization. The Plan, once approved by the local unit of government, the Authority and the County Board of Commissioners, acts as a guide for implementation of the project.

## **2.0 DEFINITIONS AS USED IN THIS PLAN**

All terms used in this Brownfield Plan are defined as provided in the following statutes, as appropriate:

The Brownfield Redevelopment Financing Act, 1996 Mich. Pub. Acts 381, M.C.L. § 125.2651 et seq., as amended.

Sections 38d and 38g of the Single Business Tax Act, 1975 Mich. Pub. Acts 228, M.C.L. §§ 208.1 – 208.145, as amended.

Part 201 of the Natural Resources and Environmental Protection Act, 1994 Mich. Pub. Acts 451, M.C.L. § 324.20101 et seq., as amended.

### **3.0 BROWNFIELD PROJECT –BST INVESTMENTS, LLC**

#### **3.1 DESCRIPTION OF THE PROJECT AND COSTS TO BE PAID THROUGH THE BROWNFIELD PLAN (MCL 125.2663(1)(A-B))**

##### *A. Project Description*

Public Act 381 of 1996, as amended, defines “Eligible Property” as “property for which eligible activities are defined under a brownfield plan that was used or is currently used for commercial, industrial or residential purposes that is either in a qualified local unit of government and is a facility, functionally obsolete, or blighted, or is not in a qualified local unit of government and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property. Eligible property includes, to the extent included in the brownfield plan, personal property located on the property. Eligible property does not include qualified agricultural property exempt under Section 7ee of the general property tax act, 1983 PA 206, MCL 211.7ee, from the tax levied by a local school district for school operating purposes to the extent provided under Section 1211 of the revised school code, 1976 PA 451, MCL 324.20101.”

The eligible property is located at 2810 (formerly 2720) Baker Road in the Village of Dexter, Washtenaw County, Michigan (hereinafter “The Property”). The Property is rectangular, and is currently being combined, effective for the 2008 Tax Year, from multiple parcels into a single parcel with Parcel ID # HD-08-06-400-021. A legal description of the Property is included in Appendix A. A Location Map, and a map illustrating the designated eligible property boundary, is provided as Figures 1 and 2, respectively.

The Property was historically developed with a dwelling and associated outbuildings on the southwest part of the subject property sometime prior to 1940. Development of the current buildings began in the 1950s, and has included several commercial and light industrial tenants, including an automobile repair business. Currently three buildings are located on the Property totaling ~51,790 square feet, each of which will be demolished as a part of the redevelopment activities.

BST Investments, LLC or another entity (hereinafter referred to as the Developer) intends to redevelop the Property as a mixed-use commercial development along with associated site amenities such as parking and landscaping.

The overall estimated investment is approximately \$9 million. Construction is anticipated to begin in June or July of 2007 and will continue until estimated completion 12 to 14 months after commencement. This Plan has been created for the purpose of facilitating redevelopment of the Property and to allow the appropriate qualified taxpayer to apply for a State of Michigan Brownfield Redevelopment Single Business Tax Credit.

*B. Identification of the Property as a "Facility"*

Under Part 201, a "facility" is defined as "any area, place, or property where a hazardous substance in excess of the concentrations which satisfy the requirements of section 20120a(1)(a) . . . has been released, deposited, disposed of, or otherwise comes to be located." M.C.L. § 324.20101(1)(o). A "release" is defined to include "spilling" or "leaking" of a hazardous substance into the environment. In addition, a "release" includes the abandonment of containers or other closed receptacles containing hazardous substances. M.C.L. § 324.20101(1)(bb).

Several subsurface investigations have been conducted between February 2003 and November 2006 to evaluate whether the former use of the Property contaminated the soil and groundwater. The laboratory analytical results from these investigations indicated the presence of Benzene, Ethylbenzene, n-Butylbenzene, sec-Butylbenzene, n-Propylbenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, Toluene, Xylenes, and Naphthalene above MDEQ Generic Residential Cleanup Criteria.

Therefore, the Property meets the definition of a "facility", as defined in Part 201 of Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act (PA) 451, 1994, as amended.

*C. Description of Costs to be Paid for With Tax Increment Revenues and Summary of Eligible Activities*

Eligible activities that will likely take place as part of this project include Baseline Environmental Assessment Activities (including Phase I and Phase II site investigations), Due

Care and Additional Response Activities (that may include excavation and disposal of contaminated soil and collection and disposal of contaminated groundwater), and demolition of existing buildings. Tax increment revenue generated by the new development will not be captured under this Plan. The Plan constitutes a public purpose by providing new tax revenues and employment for the community.

**3.2 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (MCL 125.2663(1)(C))**

There will be no tax increment financing by the Authority as part of this Plan.

**3.3 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY MCL 125.2663(1)(D)**

The Developer shall finance all costs of eligible activities under this Plan. There will be no advances by the Village, County or Authority related to this Plan.

**3.4 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS (MCL 125.2663(1)(E))**

The maximum amount of note or bonded indebtedness related to this Plan is approximately \$9 million consisting solely of the private financing arranged by the Developer.

**3.5 DURATION OF BROWNFIELD PLAN (MCL 125.2663(1)(F))**

The Plan will remain in effect for as many years as is required to fully complete the project, or 30 years, whichever is less.

**3.6 ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS (MCL 125.2663(1)(G))**

Tax Increment Financing by the Authority will not impact the revenues of the various taxing jurisdictions because there is no tax capture component related to this Plan.

**3.7 LEGAL DESCRIPTION, PROPERTY MAP AND PERSONAL PROPERTY (MCL 125.2663(1)(H))**

A legal description of the Property is provided in Appendix A, a Location Map, and a Boundary Map of the Property is provided as Figure 1 and Figure 2. Personal Property is included as part of the Eligible Property, and the value of the Personal Property is eligible investment for the purpose of calculating the amount of the Brownfield Redevelopment Single Business Tax Credit for this project.

**3.8 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES (MCL 125.2663(1)(I))**

There are no persons residing on the Property to which this Plan applies, and therefore there are no families to be displaced.

**3.9 PLAN FOR RELOCATION OF DISPLACED PERSONS (MCL 125.2663(1)(J))**

There are no persons residing on the Property to which this Plan applies, and therefore there is no need for a relocation plan.

**3.10 PROVISIONS FOR RELOCATION COSTS (MCL 125.2663(1)(K))**

There are no persons residing on the Property to which this Plan applies, and therefore there is no need for the provision of relocation costs.

**3.11 STRATEGY FOR COMPLIANCE WITH MICHIGANS RELOCATION ASSISTANCE LAW MCL 125.2663(1) (L)**

There are no persons residing on the Property to which this Plan applies, and therefore there is no need for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws.

**3.12 DESCRIPTION OF PROPOSED USE OF LOCAL SITE REMEDIATION  
REVOLVING FUND MCL 125.2663(1)(M)**

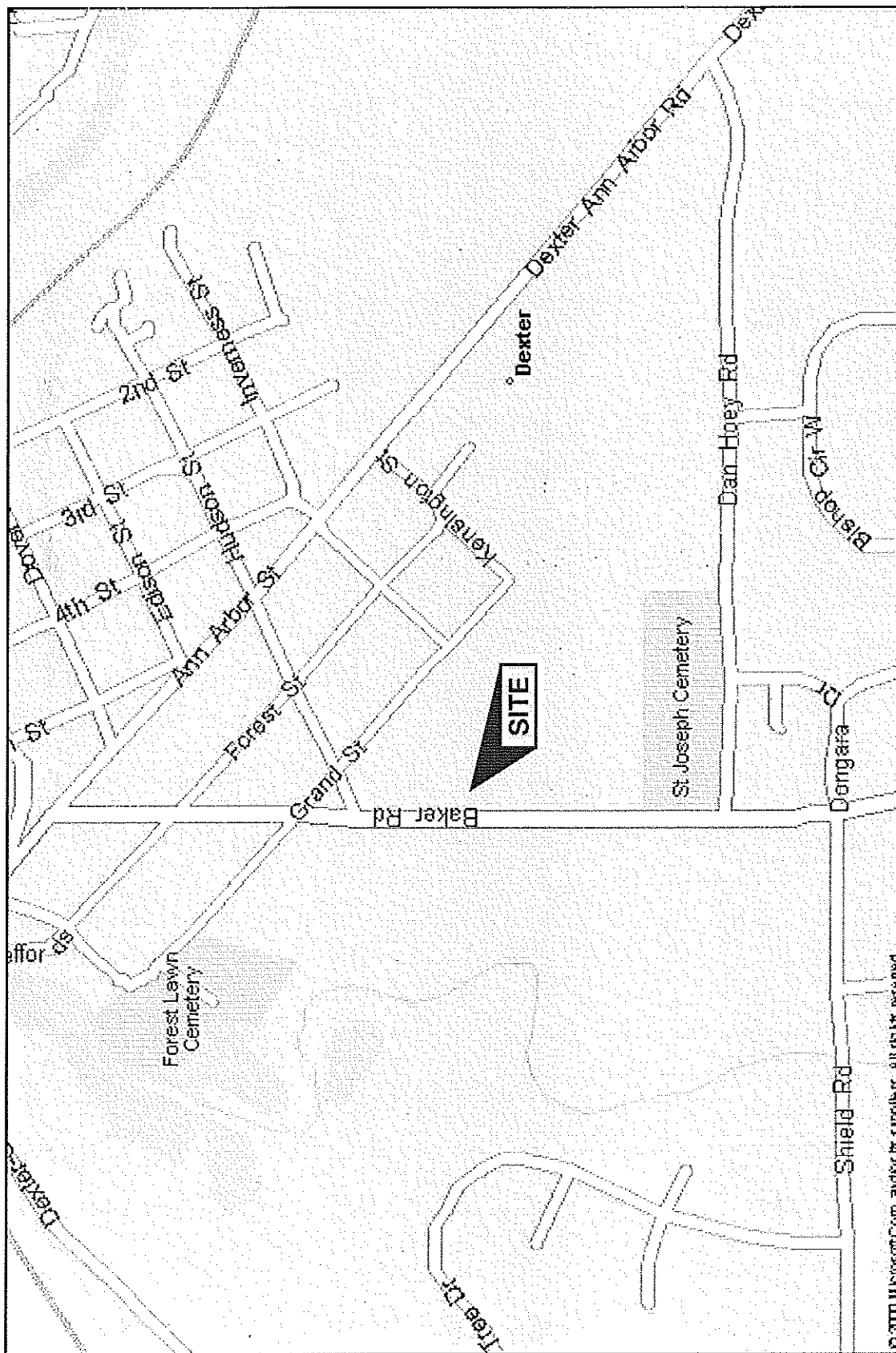
Tax increment revenue will not be deposited in the Authority's Local Site Remediation Revolving Fund as part of this Plan.

**3.13 OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY  
CONSIDERS PERTINENT MCL 125.2663(1)(N)**

None

**FIGURE 1**

**Location Map of the Eligible Property**



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DRAWN BY: GH  
DATE: 1-13-05

LEGEND  
N  
W  
E  
S

**SITE LOCATION MAP**  
2716, 2720, 2810 BAKER ROAD  
DEXTER, MICHIGAN

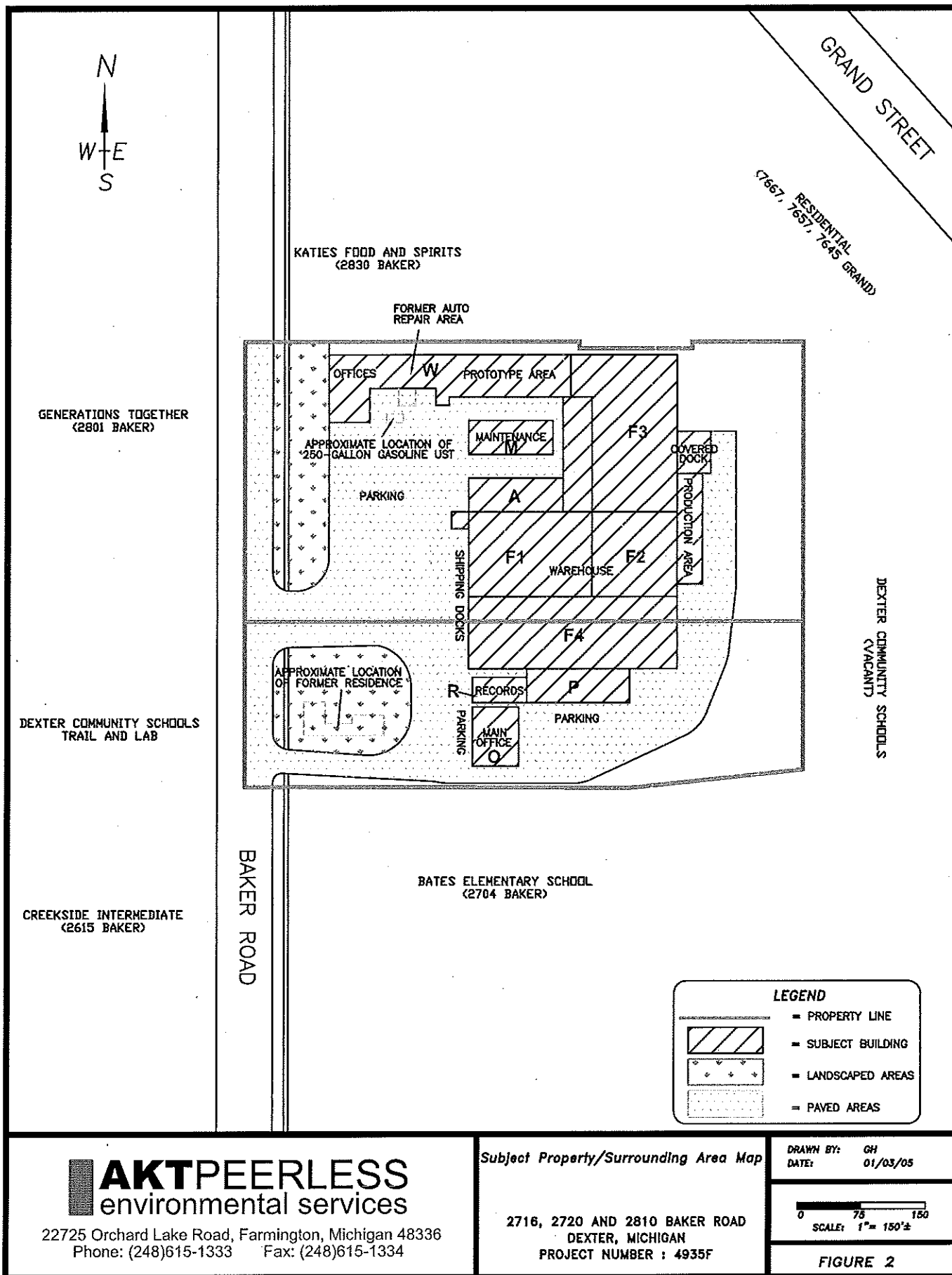
PROJECT NUMBER : 4935F  
DRAWING NUMBER : SITE LOCATION MAP

**AKTPEERLESS**  
environmental services  
22725 Orchard Lake Road, Farmington MI 48336  
Phone: (248)615-1333 Fax: (248)615-1334

FIGURE 1

**FIGURE 2**

**Eligible Property Boundary Map**



## **APPENDIX A**

### **Legal Description**



GENUA 5-29-07

ITEM L-4



Village of Dexter  
Village Council  
8140 Main Street  
Dexter, MI 48130

RE: Extension of approved site plan for Boulder Park Phase II.

To Whom It May Concern:

We are requesting a 12 month extension to our approved Boulder Park of Dexter Phase II Site Plan, based on the following criteria:

1. We currently have no tenants for the buildings, which makes it economically unrealistic for us to begin site work.
2. We were approached by CVS to pursue Boulder Park as a possible location for them east of our site, which would have caused us to resubmit our site plan. Our discussions with the Village Board and Planning Commission have identified that the pharmacy plan would most likely not be approved.
3. We are a good neighbor as shown by our contributions to street and road improvements, and maintaining a high standard along the Dexter-Ann Arbor Road corridor with our Phase I facility.
4. The site plan approval process was very costly and time consuming, and we feel that MAVD and the Village worked extremely hard to create a plan that would satisfy the goals of the Dexter Master Plan.
5. All utility and governmental approvals are in place, and we can quickly mobilize and begin construction when we identify a tenant.
6. Going through site plan approval again would utilize Village resources for no apparent benefit.
7. Ordinance requirements have not changed in such a way that any future site plan submission would be significantly different than what is approved.
8. We are encouraged by the fact that we are close to signing up an Urgent Care tenant for the existing vacant space in our Phase I building. This Urgent Care tenant's space requirements may grow to the point that it may be enough for us to construct our Phase II A building within the next year.

We would like to extend the approved site plan for one year from the current expiration date of mid-June, which will allow us to begin construction during the next spring construction season-spring of 2008.

We feel this is a legitimate request, and we hope that we are able to land a tenant soon so that we can move ahead on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Thomas".

Ronald Thomas, AIA  
Executive Vice President  
MAVDevelopment Company  
303 Detroit Street, Suite 301  
Ann Arbor, MI 48104

May 22, 2007

Ms. Allison J. Bishop, AICP  
Community Development Manager  
Village of Dexter  
8140 Main Street  
Dexter, MI 48130-1092

**RE: CEDARS OF DEXTER**

Dear Allison:

Please accept this letter as United Methodist Retirement Communities request for authorization to begin site clearing and grading in accordance with the approved site plans (with conditions) for the Cedars of Dexter.

This request is made under the provision of the Ordinances of the Village of Dexter, Section 21.04(B)6. It is our understanding that a bond for site restoration will be required and will be provided when an amount is determined by the Village. Also, it is understood that all work is undertaken at our risk of unconditioned final approval and restoration would be required if the conditions attached to the final approval are not removed.

We look forward to your approval of this request at your May 29, 2007 meeting.

Please feel free to contact the undersigned at (734) 433-1000 X 447 or Jim Haeussler of Peters Building Co. at (734) 429-4200 X 28 if you have any questions or concerns.

Sincerely,

*Kate Collins*

Kate Collins  
United Methodist Retirement Communities

AGENDA 5-29-07

ITEM E-6

**Budget Amendment Form - Council Approval Required**  
**Fiscal Year 2006/2007**

Line #	Description	Original Budget	Amended Budget	Difference	Reason for Amendment
101-441.000-977.000	Equipment Replacement	\$ -	\$ 13,000	\$ 13,000	Upgrade dump truck
101-000.000-695.002	Transfer In Fund 402	\$ -	\$ 19,000	\$ 19,000	Show funds into 101 for truck upgrade
<i>Net change in budget</i>			\$	\$ (6,000)	
402-965.000-999.000	Transfer Out	\$ 80,000	\$ 19,000	\$ (61,000)	Incorrect starting number+addition above
<i>Net change in budget</i>			\$	\$ (61,000)	

Approved by Council on May 29, 2007

\_\_\_\_\_  
David Boyle, Village of Dexter Clerk